



CITY OF HUNTINGTON PARK

2008-2014 HOUSING ELEMENT

FEBRUARY 2009





CITY OF HUNTINGTON PARK 2008-2014 HOUSING ELEMENT

Adopted February 2, 2009

**CITY OF HUNTINGTON PARK
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255**



KAREN WARNER ASSOCIATES

RESOLUTION NO. 2009-13

**A RESOLUTION OF THE HUNTINGTON PARK CITY COUNCIL APPROVING THE
CITY OF HUNTINGTON PARK GENERAL PLAN 2008-2014 HOUSING ELEMENT
UPDATE AND THE ADOPTION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) NEGATIVE DECLARATION ASSOCIATED WITH THE UPDATE.**

WHEREAS, the City Council of the City of Huntington Park, after notice duly given as required by law, held a public hearing on Monday, February 2, 2009 at 6:00 p.m., in the City Hall, 6550 Miles Avenue, Huntington Park, California, to consider amending the City of Huntington Park General Plan by approving the 2008-2014 Housing Element Update; and

WHEREAS, the proposed amendment to the General Plan Housing Element is in the best interest and furtherance of the public health, safety, and general welfare;

WHEREAS, the General Plan must contain a Housing Element that sets forth goals and policies for the preservation, improvement and development of housing to address the needs of all existing and future City residents; and

WHEREAS, the Housing Element is required to be updated periodically to evaluate the appropriateness and effectiveness of a jurisdiction's housing goals, objectives and policies to meet its "fair share" of existing and future regional housing needs as established in the California Government Code; and

WHEREAS, the Huntington Park 2008-2014 Housing Element has been prepared in compliance with the requirements and review procedures established in the California Government Code; and

WHEREAS, the Huntington Park 2008-2014 Housing Element includes an assessment of housing needs in the City, an analysis of governmental and nongovernmental constraints to meeting housing needs in the City and an evaluation of residential sites and financial resources available to address the City's housing goals as required by the California Government Code; and

WHEREAS, the proposed 2008-2014 Housing Element will maintain consistency with the purpose, intent and provisions of the General Plan, as required by State Law; and

WHEREAS, the City received comments from the State Department of Housing and

1 Community Development and incorporated such comments, as well as public comments, into the
2 2008-2014 Housing Element; and

3 **WHEREAS**, upon adoption of the Housing Element, the City will submit the Housing
4 Element to State Department of Housing and Community Development (HCD) for final review and
5 certification; and

6 **WHEREAS**, concurrent with preparation of the Huntington Park 2008-2014 Housing
7 Element, a Negative Declaration has been prepared in compliance with the provisions of the
8 California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code
9 Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for
10 public review and comment in accordance with CEQA; and

11 **WHEREAS**, all persons appearing for or against the recommendation to adopt the General
12 Plan Amendment and associated Negative Declaration were given the opportunity to be heard in
13 connection with said matter; and

14 **WHEREAS**, any and all written comments received prior to and at the hearing were reviewed
15 by the City Council.

16
17 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**
18 **PARK DOES RESOLVE AS FOLLOWS:**

19
20 SECTION 1: The recitals set forth above are incorporated herein as findings of fact by the
21 City Council.

22 **SECTION 2:** The Huntington Park General Plan 2008-2014 Housing Element Update,
23 attached hereto as Exhibit "A", is hereby adopted.

24 **SECTION 3:** The City Clerk shall certify to the adoption of this Resolution.

25 //

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1 PASSED, APPROVED AND ADOPTED this 2nd day of February 2009.

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3 HUNTINGTON PARK CITY COUNCIL
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7 Mario Gomez, Vice Mayor

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9 ATTEST:

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12 Rosanna Ramirez, City Clerk
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3 ATTEST:

4 STATE OF CALIFORNIA)
5 COUNTY OF LOS ANGELES) SS
6 CITY OF HUNTINGTON PARK)

7 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
8 certify that the whole number of members of the City Council of said City is five; that the
9 foregoing Resolution, being Resolution No. 2009-13 was duly passed and adopted by the City
10 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
11 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the
12 2nd day of February, 2009, and that the same was so passed and adopted by the following vote, to
13 wit:

14 AYES: Council Members – Hernandez, Gomez, Romo

15 NOES: Council Members – None

16 ABSENT: Council Members – Noguez, Guerrero

17 ABSTAIN: Council Members – None
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21 _____
22 City Clerk
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I. INTRODUCTION

A. COMMUNITY CONTEXT

The City of Huntington Park, incorporated in 1906, is a highly urbanized community whose land use patterns were established in the early 1930s as part of the early metropolitan Los Angeles core. Located seven miles southeast of downtown Los Angeles and encompassing three square miles, the City is small in area but densely populated, with an estimated population of nearly 65,000 (2007).

In terms of demographics, more than 90 percent of the population is of Hispanic origin, and the City is well known as a starting point for new immigrants. The City's population is young, with over one-third of Huntington Park residents under the age of 18. Households in the City earn low incomes relative to the County.

A significant number of families with children (58%) and large households (38%) live in the City. With a housing stock dominated by older, smaller units, many households are faced with overcrowding. To help meet the needs of large households and families, the City encourages the inclusion of large family units in new construction, as well as providing rehabilitation assistance for room additions.

The housing stock consists of a balance between single-family and multi-family units, with the rate of homeownership remaining a relatively constant 27 percent since 1980. With three-quarters of the City's housing over 30 years in age, housing conditions are a major concern for the City. The biggest contributors to substandard housing in Huntington Park are the City's aging housing stock, household overcrowding, and absentee landlords. The City implements numerous programs aimed at maintaining housing conditions, including a neighborhood improvement program, housing rehabilitation assistance, multi-family acquisition/rehabilitation, pro-active code enforcement, and lead based paint education.

With virtually no vacant land in the City, as a means of providing additional areas for residential growth, the City's General Plan provides for significant opportunities for mixed-use and residential infill in the Central Business District and areas designated with a Senior Citizen Housing overlay. The City and its Redevelopment Agency have proven highly successful in integrating high density residential uses in the downtown; one of the key tools of this success has been joint use of the 19 municipal parking lots located along periphery of downtown. Huntington Park continues to utilize its downtown parking lots as a resource, both to provide needed land for housing, and to facilitate revitalization of the downtown.

The City's 2008-2014 Housing Element will continue the focus on maintaining and preserving the existing housing stock, while expanding opportunities for development of rental and ownership housing to address the needs of existing and future residents.



B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Huntington Park Housing Element is a six-year plan extending from 2008-2014.

Huntington Park' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Huntington Park's identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).



C. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. Several data sources are used to supplement and provide reliable updates of the 2000 Census, including:

- Population and housing counts are updated by the State Department of Finance;
- SCAG's 2003-2035 Regional Integrated Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information is updated through DataQuick sales transactions and interviews with local rental property managers;
- SCAG's 2008-2014 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Redevelopment Agency housing obligations and projections are obtained from the 2007 Midterm Review of the Agency's Implementation Plan;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and,

D. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Huntington Park has solicited input from the public on housing issues during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through distribution of a Spanish/English Housing Needs Survey to City residents. The Needs Survey focused on three primary areas: housing conditions; housing affordability; and new housing development. Survey participants were asked to rank the relative



importance of various existing and potential programs within each of the three areas; the survey instrument and tabulated results are presented in the Appendix to the Housing Element. The survey was distributed to every household and business in the City through *Huntington Park Vista*, the City's quarterly newsletter, and at regularly scheduled Neighborhood Improvement meetings held throughout Huntington Park.

During development of the draft Housing Element, the City provided information on the Housing Element update at the following meetings. Attendees were also provided with copies of the Housing Needs Survey, and provided Spanish/English flyers advertising the Housing Element public workshop to be held on April 2nd.

Neighborhood Improvement Meetings

- March 4th at the Huntington Park Community Center
- March 11th at Middleton Elementary School
- March 18th at Freedom Park

Community Meetings

- February 27th at City Hall in conjunction with public meeting on downtown mixed-use project
- March 17th at regularly scheduled city Council meeting
- March 22nd in downtown in conjunction with "Downtown Huntington Park Marketing Strategy"

At the April 2nd Housing Element public workshop conducted at City Hall, the City provided an overview of the community's housing needs, the City's current housing policies and programs, and potential new programs for the Housing Element. The public was asked to provide input on housing needs and programs. At the beginning of the meeting, it was announced that Spanish translation was available, although none of the attendees requested translation. In addition to notification through the City newsletter, local newspaper, and at the meetings identified above, direct notification was also provided to local stakeholders including: housing and homeless service providers active in the City; non-profit developers; advocacy groups representing lower income populations; local realtors and property managers. A copy of the meeting flyer and distribution list is included in Appendix A to the Element.

Upon completion of the draft Housing Element, the document is placed in public locations throughout the community, including City Hall, the Huntington Park Library and the Family Center. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. A second public workshop was conducted before the Planning Commission on December 17th to solicit public comments on the draft Element. The presentation focused on the recommended revisions to the Draft Element to address HCD's comments, as well as written comments received by the City. The Planning Commission concurred with the proposed Element modifications; public comments received at this meeting are summarized below.



Public hearings will be held before the Planning Commission and City Council during adoption of the Element. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals.

Public Comments Received

The following summarizes public comments received through the Housing Needs Survey, Housing Element Public Workshop, and written comments received during public review of the Draft Plan.

The Housing Element Needs Survey asks residents to rank the relative importance of various existing and potential programs pertaining to housing conditions, housing affordability, and housing development. Activities are rated 1-4, with “4” being a high need, “3” being a medium need, “2” being a low need, and “1” being no such need. The City received a total of 15 completed surveys, more than half of these in Spanish. Survey responses have been totaled to provide an overall average rating for each activity, as indicated in Table I-1.

**Table I-1
Results of Housing Needs Survey**

Housing Needs Category	Average Ranking
Property Maintenance/Code Enforcement	3.8
Acquiring and Rehabilitating Older Apartments and Maintaining at Affordable Rents	3.6
Provision of Housing for Large Families	3.6
Provision of Housing For Senior Citizens	3.6
First-Time Homebuyer Assistance	3.6
Housing Improvements for Handicapped Access	3.5
Development of Affordable Rental Units	3.4
Rehabilitation Assistance for Apartments	3.3
Development of Affordable Homeownership Units	3.3
Rehabilitation Assistance for Single-Family Homes	3.2
Funding Assistance for Bedroom Additions	3.2
Emergency Rental Assistance	3.2



Activities with a rating of 3.5 and above can be considered a high priority among survey respondents. Each of these priority activities are addressed within the City's Housing Element policies and programs.

In addition to ranking priority housing activities, survey respondents were also provided an opportunity to write-in additional comments regarding Huntington Park's housing needs. The following summarizes the write-in comments from the survey:

Code Enforcement Issues

- Need for code enforcement program that helps eliminate housing violations and assists residents to secure healthy and just housing.
- Need improved property standards and stringent enforcement of codes, especially pertaining to garage conversions, subleasing bedrooms as rentals, and unit overcrowding.
- Need code enforcement on apartments and homes that present a dirty, unkempt appearance to the street. Serves as a detractor to persons looking to purchase in the community.

Parking Issues

- Increase in housing and even bedroom additions requires consideration of additional parking requirements.
- Adjacent cities have overnight parking requirements, whereas Huntington Park has none, and as a result City has too many cars parked on the street.

Rental Affordability

- Huntington Park has some of the most expensive rents, and landlords keep increasing. How can the City help so there are cheaper rents and housing costs, or freeze rental costs?
- Need more apartments that are less expensive.
- Need rent control.

At the April 2nd and December 17th Housing Element Public Workshops, the following issues were raised by members of the public and Planning Commissioners presiding over the meeting:

- City needs a more pro-active code enforcement program. Pre-sale inspection is inadequate to address ongoing problems with garage conversions. In South Gate, residents are required to have garage inspection prior to issuance of on-street parking permit.



- Infrastructure in Huntington Park was originally built to support single-family densities. Concerns that existing infrastructure is already over-taxed, and inadequate to support new housing proposed under Housing Element. (City response: Project-specific infrastructure impacts addressed through CEQA process. For example, mixed-use project at Gage/State will be required to provide new sewer and water connections).
- Residential parking is inadequate - spillover onto streets and alleys. Often required to park some distance from unit.
- Glad to see Housing Element includes a program to address lead-based paint hazards. Significant need given the age of the housing stock and numbers of renters.
- Foreclosures not only impacting homeowners, but also tenants renting in properties undergoing foreclosure. LA Community Legal Center assisting these tenants to understand their rights, and to identify unjust evictions.
- A representative from Public Counsel Law Center, who had previously provided written comments on the draft Element, congratulated the City on the proposed changes to the Element to facilitate multi-family permitting and provide reduced parking for affordable housing. She was particularly pleased by the City's expansion of the Senior Housing Overlay to encompass all affordable housing.
- A multi-family property owner in the Malabar/Middleton area discussed his support of the Multi-Family Acquisition/Rehabilitation program, and was interested in what type of incentives the City could offer him for small infill development. The City encouraged him to meet with the Planning Department to look at his specific parcels, and discussion development incentives available under the density bonus program.
- A representative of the Healthy Homes program discussed the importance of lead based paint abatement in Huntington Park, and was interested in the availability of rehabilitation funds to assist in abatement.

Each of these issues is addressed within the Housing Element's policies and programs. For example, Program #7 Code Enforcement, includes scheduling a special meeting with the Planning Commission to study code enforcement and its relationship with parking, and to evaluate various program options. In terms of rental affordability, over 200 units of affordable rental housing are being provided under Program #1, Affordable Housing Development Assistance. Rental affordability is also addressed through the Multi-family Acquisition/Rehabilitation and Section 8 programs. A new Lead-Based Paint Awareness program has been added to the Element, as has an educational component to the Homeownership Assistance Program to provide resources to residents to better understand the foreclosure process, prevention options and mortgage rights.



E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Huntington Park General Plan is comprised of the following eight elements: Land Use; Circulation; Housing; Conservation and Open Space; Noise; Public Safety; Public Facilities; and Urban Design. The updated Housing Element builds upon the other elements and is consistent with the policies set forth in the General Plan. For example, the Land Use Element provides the basis for the residential sites inventory in the Housing element, while the Safety Element provides insight into the environmental constraints to housing production.

The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.



II. HOUSING NEEDS ASSESSMENT

Section II provides background on demographics, housing, employment, community facilities and transportation services in Huntington Park. All of these factors can affect housing choice and opportunities. This section contains a variety of maps based on census tract and block group data. Figure II-1 depicts 2000 census tract boundaries for Huntington Park.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as rapid population growth or changes in the racial/ethnic composition of a community, may affect a household's access to housing. This section provides an overview of the population, including the age, race and ethnic characteristics of Huntington Park's population.

1. Population Growth and Trends

Table II-1 presents population growth trends in Huntington Park and nearby communities. This Table illustrates the high levels of population growth experienced during the 1980s, with growth levels in Huntington Park and other southeast Los Angeles jurisdictions surpassing Countywide averages. During the 1990s, population growth slowed dramatically throughout the region, reflective of the impacts of the economic recession during the first half of the decade. According to the State Department of Finance (2007), Huntington Park has a current population of 64,912, representing an increase of almost 6 percent since 2000, and fairly consistent with the modest population growth levels from the prior decade.

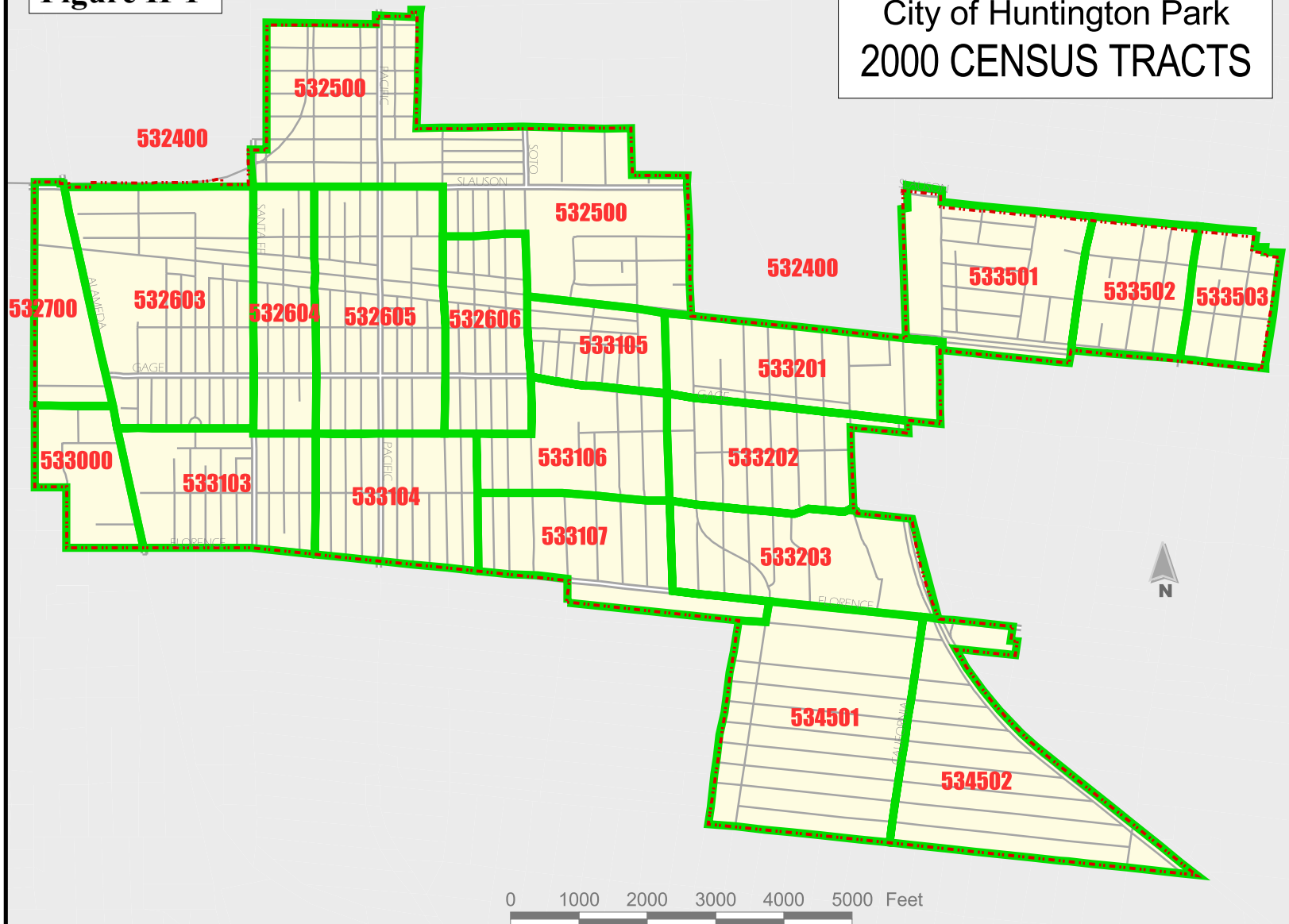
Table II-1
Regional Population Growth Trends 1980 – 2007

Jurisdiction	1980	1990	2000	2007	Percent Change		
					1980-1990	1990-2000	2000-2007
Bell	24,450	34,365	36,664	38,982	40.6%	6.7%	6.3%
Bell Gardens	34,117	42,315	44,054	46,760	24.0%	4.1%	6.1%
Huntington Park	46,223	56,065	61,348	64,912	21.3%	9.4%	5.8%
Maywood	21,810	27,893	28,083	29,957	27.9%	0.7%	6.7%
South Gate	66,784	86,284	96,375	102,233	29.2%	11.7%	6.1%
L.A. County	7,477,503	8,863,164	9,519,338	10,331,939	18.5%	7.4%	8.5%

Source: U.S. Census 1980, 1990, and 2000. Dept of Finance 2007 Population and Housing Estimates.

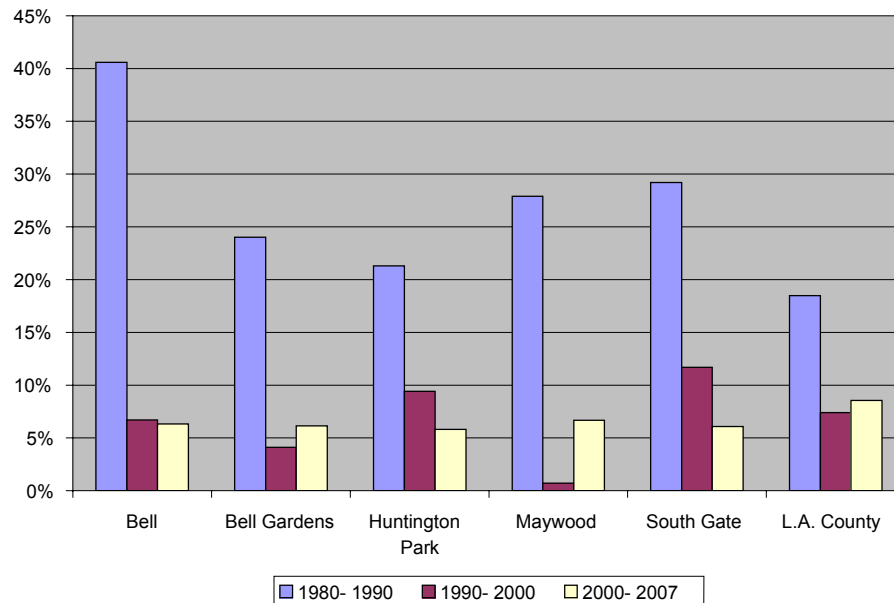
Figure II-1

**City of Huntington Park
2000 CENSUS TRACTS**





Regional Population Growth Trends

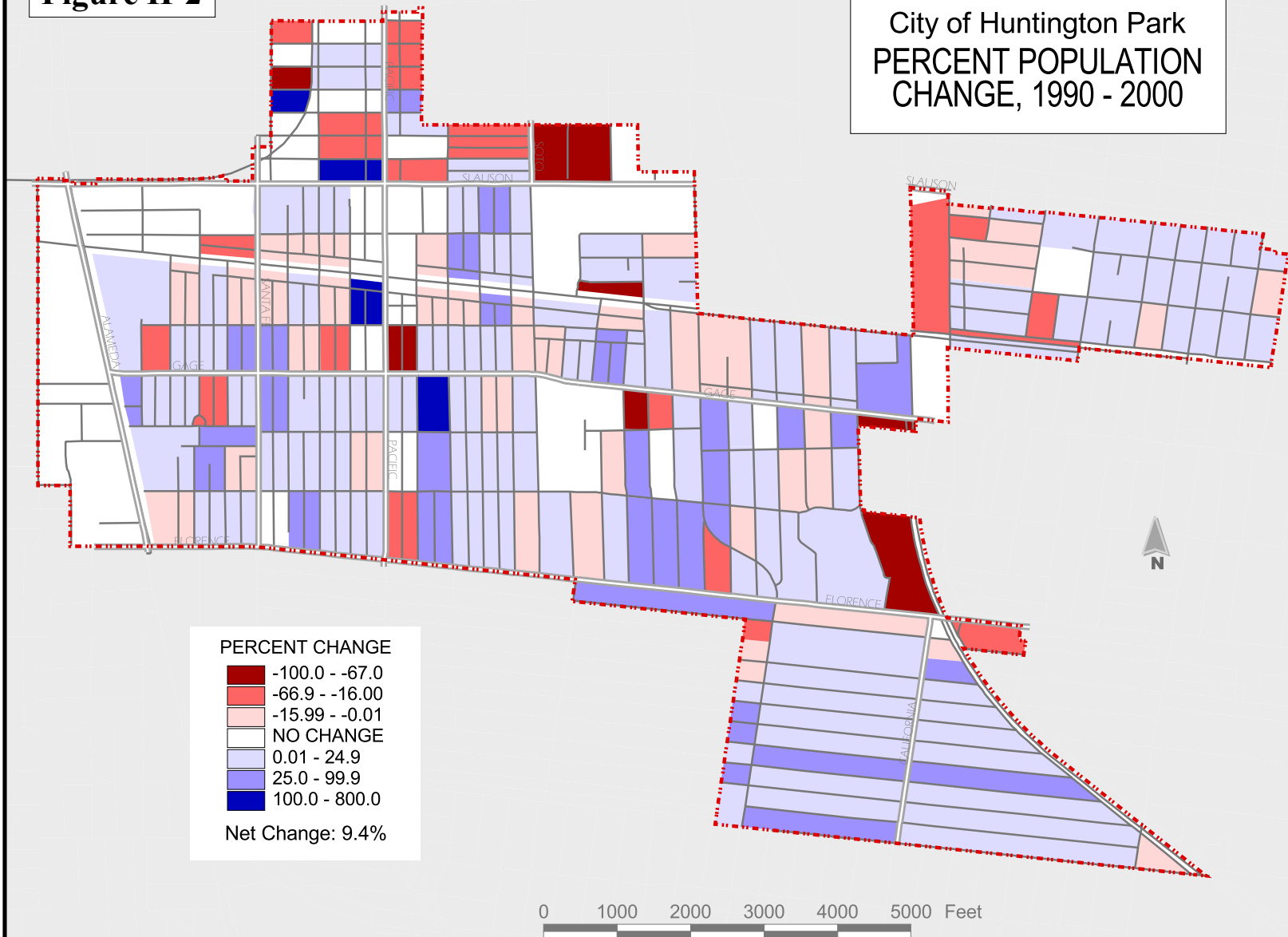


According to the Southern California Association of Government's (SCAG) 2004 Regional Transportation Plan, the population of Huntington Park is expected to grow to 67,100 by 2010 and to 75,400 by 2030, a 23 percent increase over the thirty-year period. SCAG's population projections translate to an annual growth rate of approximately .75%, and reflect a slowing in the 1% annual population growth the City experienced over the most recent decades (1990-2007).

Depending on a variety of factors such as vacant/underutilized land, permitted density levels and redevelopment opportunities, different areas of Huntington Park have absorbed different amounts of growth. Figure II-2 displays population changes in the City at the census block group level between 1990 and 2000. As indicated by this figure, several block groups have experienced population growth (25% or above), well above the Citywide average of 9 percent. While concentrations of high population growth are located in pockets throughout the City, many growth areas are clustered around the Central Business District, and reflect several mixed-use and senior housing developments introduced in these areas during the 1990s (Casa Rita, Rugby Senior Apartments and Rita Court). Census block groups which experienced the greatest decrease in population (16% and above) are generally located in the industrial areas of the City, particularly north of Slauson Avenue.

Figure II-2

**City of Huntington Park
PERCENT POPULATION
CHANGE, 1990 - 2000**





2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Huntington Park residents in order to identify any potential impacts on housing needs.

Table II-2 displays the age distribution of the City's population in 1990 and 2000, and compares this with Los Angeles County. As displayed below, 35 percent of Huntington Park's population is comprised of children under the age of 18, compared to only 28 percent children Countywide. However, while the proportion of school age children (5-17 years) in the City increased from 23 to 25 percent over the decade, the proportion of preschool age children (under 5 years) actually decreased from 11 to 10 percent. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population with lower birth rates, and can be expected to continue in the future.

Huntington Park's share of young adults (aged 25 to 44 years) has remained constant at 32 percent, and is fairly comparable to the presence of this age group Countywide (34%). The City's middle age population (45-64 years) grew significantly during the decade from 11 to 14 percent, though this age group still falls well below the Countywide average of 19 percent. Finally, while the *number* of senior citizens in Huntington Park remained relatively constant over the decade, seniors declined in relative proportion due to growth in other segments of the City's population. With five percent of Huntington Park's residents 65 years of age or above, the presence of seniors in the community is half the Countywide average.

Table II-2
Age Distribution 1990 – 2000

Age Group	1990		2000		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	6,416	11%	6,406	10%	8%
School Age (5-17 yrs)	12,910	23%	15,563	25%	20%
College Age (18-24 yrs)	9,023	16%	7,946	13%	10%
Young Adults (25-44 yrs)	18,192	32%	19,826	32%	33%
Middle Age (45-64 yrs)	6,400	11%	8,471	14%	19%
Senior Adults (65+ yrs)	3,124	6%	3,136	5%	10%
TOTAL	56,065	100%	61,348	100%	100%

Source: U.S. Census 1990 and 2000.



3. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of the City's residents in 1980, 1990, and 2000. Hispanic residents continue to comprise the vast majority of the population, increasing from 81 percent in 1980 to nearly 96 percent in 2000, in contrast to White residents which have declined from 16 to three percent. Asians, African Americans and "Other" races each comprise less than one percent of the population.

Huntington Park is, to a large extent, a starter community for new immigrants. In 2000, 56 percent of all residents in the City were foreign-born. Approximately one-third of the foreign-born population entered the United States after 1990, indicating a relatively new immigrant population. Recent immigrants may have difficulty acquiring adequate housing as they adjust to their new surroundings and gain employment. As a result, household problems such as overcrowding and overpayment are more likely to occur.

Table II-3
Racial and Ethnic Composition 1980 – 2000

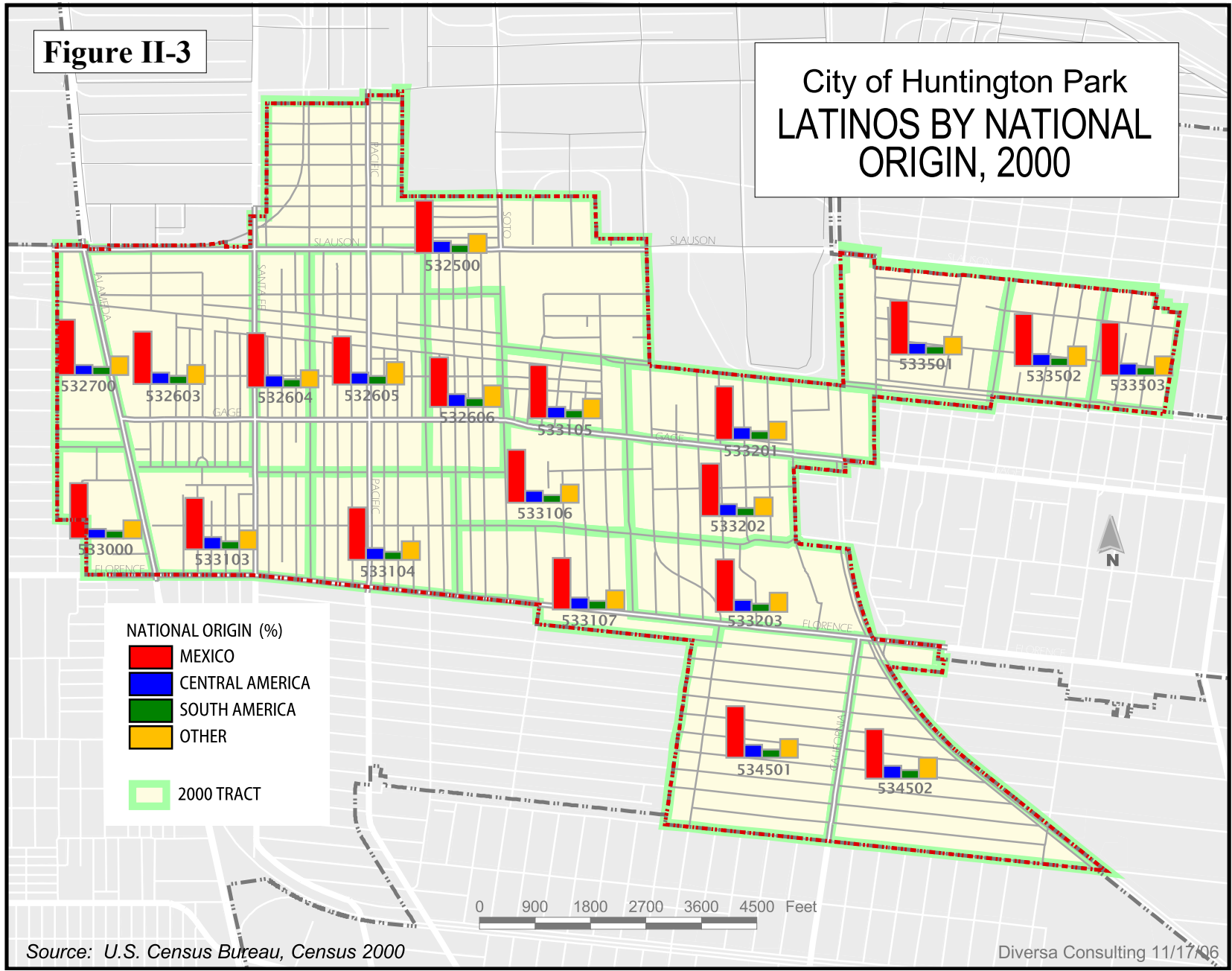
Racial/Ethnic Group	1980		1990		2000	
	Population	Percent	Population	Percent	Population	Percent
Hispanic/Latino	37,348	80.8%	51,066	91.1%	58,636	95.6%
White	7,211	15.6%	3,128	5.6%	1,657	2.7%
Asian	555	1.2%	1,022	1.8%	444	0.7%
African American	555	1.2%	468	0.8%	304	0.5%
Other	554	1.2%	381	0.7%	307	0.5%
TOTAL	46,233	100%	56,065	100%	61,348	100%

Source: U.S. Census 1980, 1990, and 2000.

Because Hispanics comprise over 95 percent of the City's population, analysis of ethnic concentrations is not relevant. However, analysis of the distribution of Hispanic households by national origin may provide insight into concentrations among Latino subgroups. Of the 58 percent of Huntington Park's Latino population that is foreign born, the vast majority is from Mexico (82%), followed by Central America (15%, including 7% from El Salvador and 5% from Guatemala), Cuba (2%), and South America (1%). While there is little variation among the mix of Latinos by national origin at the census tract level (see Figure II-3), instances of segregation within the Latino community may still be present at the smaller neighborhood level or within specific apartment complexes.

Figure II-3

**City of Huntington Park
LATINOS BY NATIONAL
ORIGIN, 2000**





4. EMPLOYMENT PROFILE

The Gateway Cities Council of Governments estimates there were 17,338 jobs in Huntington Park in 2000, comprised of 21 percent retail, 37 percent service, and 42 percent “other” types of employment. The Southern California Association of Governments (SCAG) employment projections prepared as part of the 2004 Regional Transportation Plan (RTP) project Huntington Park employment will increase to 20,400 jobs by 2010, and to 23,000 jobs by the year 2030. This projected increase in over 5,500 jobs between 2000-2030 is impacted both by the regional economy, and the subregional market for industrial and retail space.

Los Angeles County economic projections predict increases in jobs spurred by defense spending and homeland security efforts, international trade activity, and growth in the service sector, particularly finance, insurance and real estate. These employment forecasts bode well for increased demand for the industrial market, particularly in the Huntington Park submarket which is documented as having an undersupply of industrial space and vacancies of less than two percent.¹

In terms of the local retail market, Huntington Park is regarded as a regional shopping destination because a significant amount of taxable sales are from non-residents. Pacific Boulevard is the City’s main commercial attraction, and is widely known throughout the surrounding Latino community as a commercial, entertainment, and social center. The City has recently begun to attract large national retailers, such as Home Depot, Staples and Bally’s Fitness, and anticipates bringing in several national tenants and a wide variety of retailers as part of the 900,000 square foot Festival El Centro de Huntington Park project.



¹ City of Huntington Park, Economic Development Plan, January 2004.



The City's economy is dominated by education, medical/hospital, manufacturing and retail industries. Table II-4 identifies major employers in Huntington Park with more than 150 employees. Not reflected in this listing of large employers are the numerous small retailers which comprise nearly one-third of the City's business establishments.

Table II-4
Major Employers in Huntington Park

Rank	Name	Type	Employees
1	Huntington Park High & Adult School	Education	400
2	Community Hospital of Huntington Park, Mission Hospital	Medical	370
3	Nimitz Middle School	Education	350
4	Miles Avenue Elementary School	Education	320
5	Middleton Street Elementary School	Education	300
6	Santa Fe Dyeing and Finishing	Commercial Powder Laundry	300
7	Gage Middle School	Education	210
8	Martin Wells Industries	Manufacturing Industries	200
9	Commercial Enameling	Plumbing, Fixtures and Fittings	200
10	Trim Service Knowledge	Automotive Trimmings	200
11	Home Depot	Retail Hardware	180
12	Cee Sportswear	Women's Clothing	180
13	Roger's Poultry	Poultry Wholesale	150
14	Saroyan Lumber Company	Lumber Dealer	150
15	El Gallo Giro	Limited Seating Restaurant	150

Source: City of Huntington Park, Claritas, 2004.

The education level of employees is a major concern for local employers. As measured by the 2000 Census, civilian unemployment in Huntington Park was 11.8 percent, significantly above the Countywide level of 8.2 percent. The State Employment Development Department reports 2007 unemployment levels had fallen to 7.7 percent in Huntington Park, and Countywide unemployment had fallen to 5.0 percent. But in Huntington Park, educational attainment is low, with 68 percent of adults never having completed high school (compared to 48% County-wide), and another 15 percent with a high school only education.



This low level of education correlates to a majority of residents employed in low to modest paying jobs. As shown in Table II-5, 38 percent of employed residents hold jobs in production, transportation and material moving occupations, which encompasses both low-level jobs as well as higher level manufacturing jobs. Sales and office jobs account for the second largest occupational category at 24 percent, followed by service jobs at 16 percent, both occupational categories dominated by lower paying jobs. Increasing the educational level of the local workforce is a major tenet of the City's Economic Development Strategy.

Table II-5
Occupations of Huntington Park Residents

Occupation	Jobs	Percent
Production/Transportation	7,784	38%
Sales and Office	4,965	24%
Services	3,178	16%
Management/Professional	2,406	12%
Construction/Maintenance	1,875	9%
Farming, Forestry, and Fishing	99	<1%
Total Jobs	20,307	100%

Source: U.S. Census, 2000.

In order to foster growth and expand employment opportunities for residents, the City of Huntington Park has focused efforts on supporting economic growth, encouraging economic diversification, and expanding employment opportunities, as well as the revitalization of the downtown. Another key aspect of the City's economic development activities includes workforce development and employment assistance.



B. HOUSEHOLD PROFILE

Household type, composition and size are all factors that can affect access to housing in a community. This section identifies the characteristics of Huntington Park households as well as special needs populations in the City.

1. Household Characteristics

A household is defined as all persons living in a housing unit. Families are a subset of households, and include all persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people residing in the same dwelling unit, such as roommates.

According to the 2000 Census, 14,860 households reside in Huntington Park, with an average household size of 4.12 persons and an average family size of 4.34 persons (refer to Table II-6). This represents an increase in household size (4.01) from 1990, and well above the Los Angeles County average household size of 2.98. Larger households may translate into a greater number of overcrowded households, particularly since the City's existing housing stock is dominated by smaller unit sizes. This is borne out by the 2000 Census that documents 59 percent of the City's households as overcrowded, compared to 55 percent in 1990.

The overwhelming majority of Huntington Park households are comprised of families (85 percent). Families are divided among those with children (58 percent), and those without children (27 percent). As shown in Table II-6, during the 1990s, families with children increased by a modest four percent, whereas families without children increased by 33 percent. In contrast, the proportion of single-person households decreased by 15 percent, and other non-families decreased by 11 percent. These changes in household composition are reflective of the growing number of immigrant families attracted to Huntington Park by its central location and relatively affordable housing, along with the increase in Hispanic residents that often have larger families and extended family members living together under one roof.



Table II-6
Household Characteristics 1990 - 2000

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	11,346	82%	12,663	85%	+12%
With children	8,339	60%	8,669	58%	+4%
With no children	3,007	22%	3,994	27%	+33%
Singles	1,912	14%	1,623	11%	-15%
Other non-families	645	5%	574	4%	-11%
Total Households	13,903	100%	14,860	100%	+7%
Householder 65+ years	1,849	13%	1,619	11%	-12%
Average Household Size	4.01		4.12		+3%
Average Family Size	4.29		4.34		+1%

Source: U.S. Census 1990 and 2000.

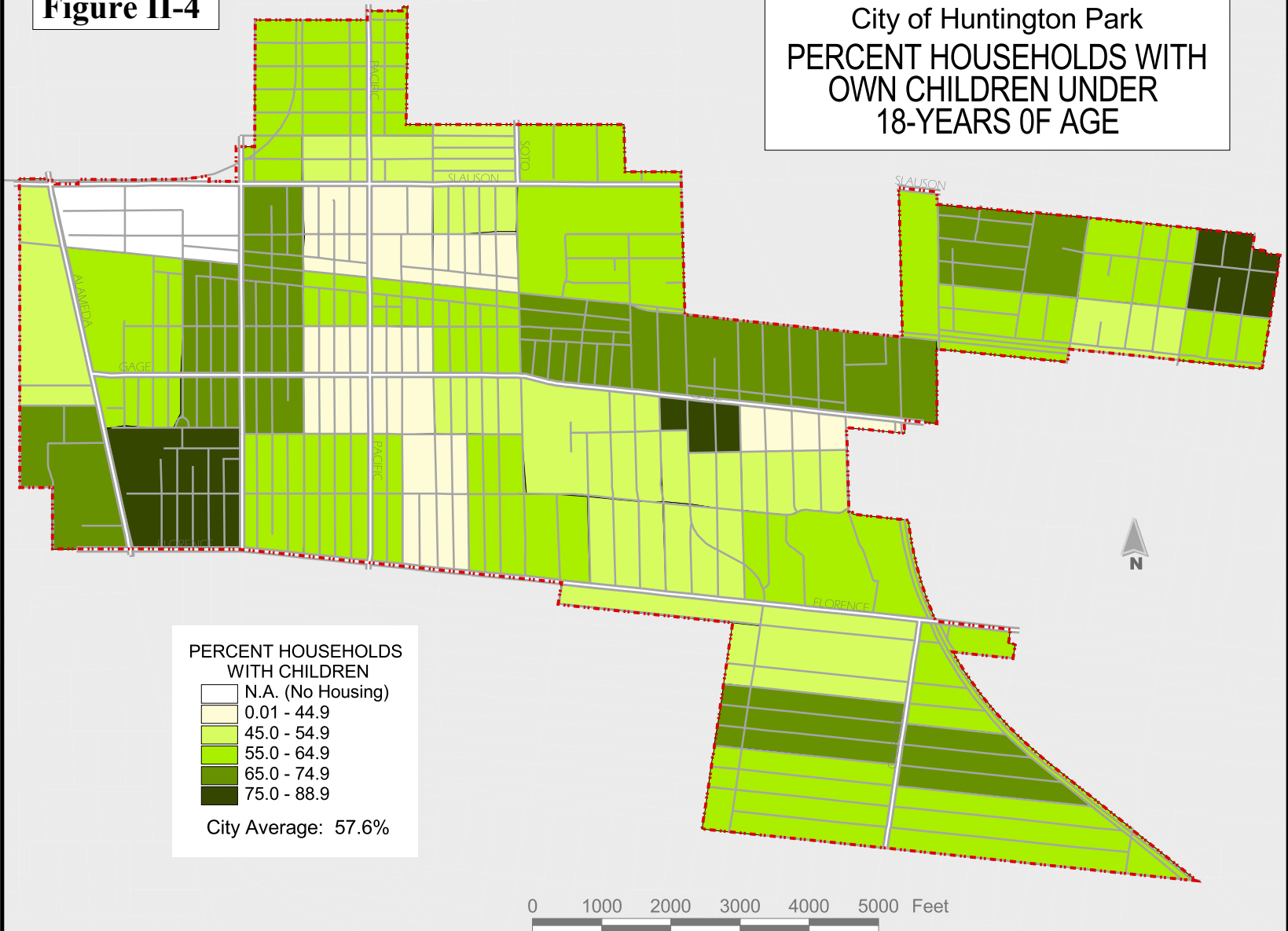
Family Households with Children

Families with children, especially lower income large families, often have difficulty finding adequate and affordable housing. They may also face greater discrimination by landlords, particularly small landlords who may be unfamiliar with fair housing laws and may be concerned about potential noise or property damage from children. In contrast to other households, family households with children have unique needs, including larger housing units and childcare services. These needs may affect their housing choices and access to housing services.

Figure II-4 displays the proportion of family households with children under age 18 by census block group. As shown in this figure, three areas in Huntington Park display particularly high concentrations of family households with children where 75 percent of the households have children, compared to the Citywide average of 58 percent. Two of these areas (the neighborhood south of Gage on either side of State, and the neighborhood in the extreme northeast of the City, east of Gifford) also exhibit high levels of renter-occupancy and severe renter overcrowding. The third neighborhood with concentrations children (located in the southwest portion of the City between Alameda and Santa Fe) is characterized by high levels of poverty and renter-occupancy, but more modest levels of severe renter overcrowding than the other two neighborhoods.

Figure II-4

City of Huntington Park
PERCENT HOUSEHOLDS WITH
OWN CHILDREN UNDER
18-YEARS OF AGE





Senior Households

While the *number* of senior citizens in Huntington Park remained relatively constant over the decade at around 3,100 individuals, seniors have declined in relative proportion due to growth in other segments of the City's population. And in terms of senior households, both the number (1,619 households) and proportion (11%) of senior households has declined over the past decade, a continuation of the trend since 1980.

Figure II-5 illustrates concentrations of senior households by census block group. As this figure illustrates, several areas in central Huntington Park evidence concentrations of senior households of 20 percent and above. The high proportion of seniors within these areas is largely a result of assisted senior housing complexes, totaling approximately 650 units, located within these areas. These senior apartment complexes include: Concord Huntington Park, Seville Gardens, Rugby Senior Apartments, and Casa Bonita.



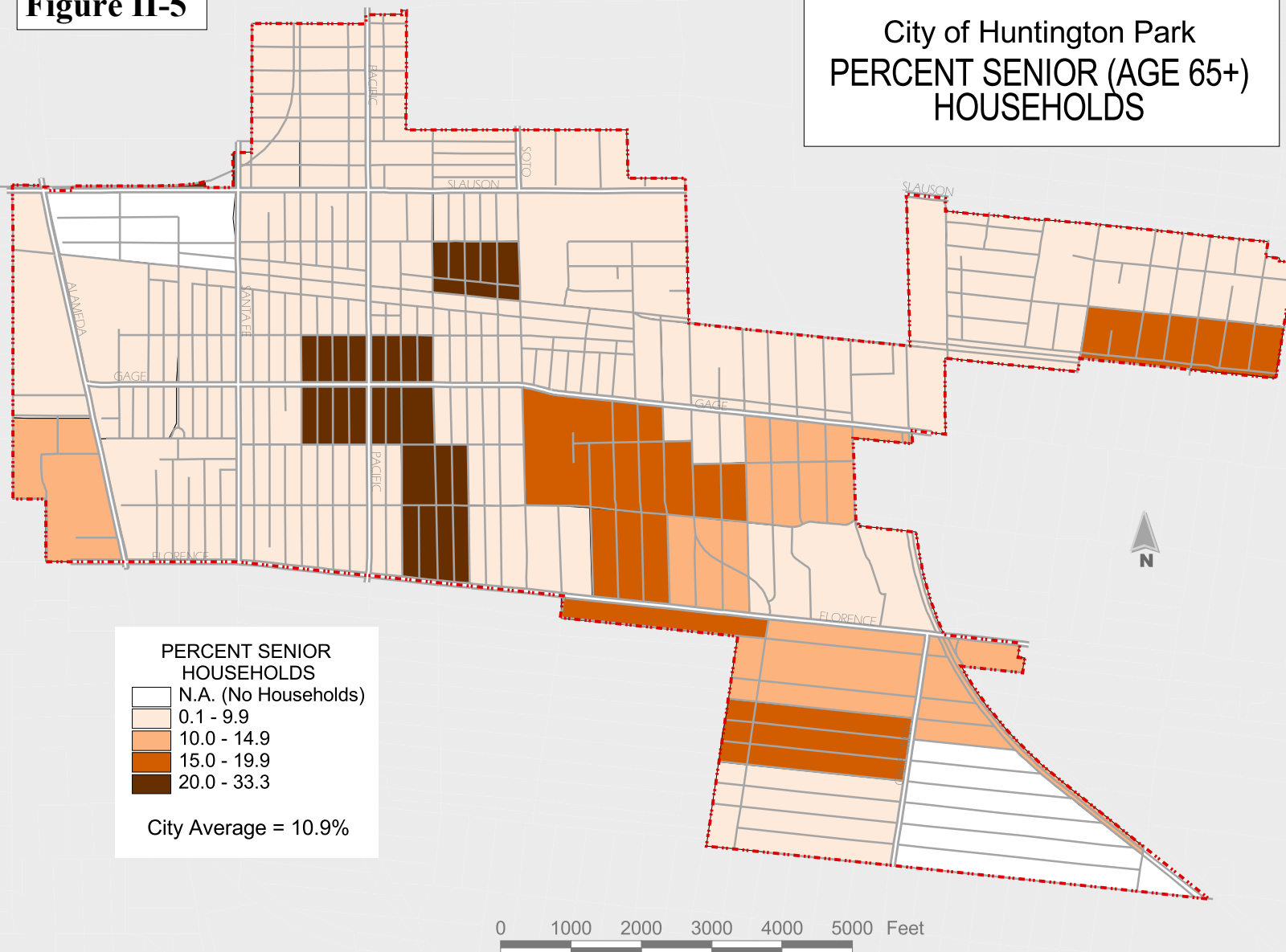
Rugby Senior Apartments



Casa Bonita

Figure II-5

**City of Huntington Park
PERCENT SENIOR (AGE 65+)
HOUSEHOLDS**





2. Special Needs Populations

Special needs populations include large households, the elderly, persons with disabilities, female-headed households, and the homeless. These groups have special needs for services and housing. In addition, many often have lower incomes as a result of their condition. Table II-7 summarizes the special needs populations in Huntington Park.

Table II-7
Special Needs Populations

Special Needs Groups	2000		
	Persons	Households	Percent
Large Households (5+ members)		5,686	38%
Renter		3,710	(65%)
Owner		1,976	(35%)
Seniors (65+)	3,136		5%
With a Disability	1,833		(58%)
Senior Households		1,619	11%
Renter		996	(62%)
Owner		623	(38%)
Seniors Living Alone		712	(44%)
Persons with Disability	11,957		19%
Percent Employed (age 21-64)			(46%)
Female-Headed Households		3,675	25%
with related children		1,757	(48%)
in poverty		1,294	(35%)

Source: U.S. Census 2000,.

*Numbers in () reflect the % of the special needs group, and not the % of the total City population/households.





Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size. Huntington Park has a total of 5,686 large households, and at 38 percent, represents the most significant special needs group in the City. Of these large households, almost two-thirds are renters and the majority of these large renter households (70%) earn lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 95 percent of City's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The CHAS Databook further documents the mismatch between the need for larger rental units and the City's supply of smaller units. The Databook identifies 740 rental units in Huntington Park with three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. In contrast, the City has 3,700 large renter households - five times the number that can be accommodated within the stock of large rental units. This imbalance between supply and demand contributes to 68 percent of the City's renter households residing in overcrowded conditions.

The City emphasizes the inclusion of large family units in both owner and rental housing developments to meet this need. In addition, the City's Residential Rehabilitation Loan Program provides loans for room additions to provide adequately sized housing.

Elderly and Frail Elderly

Approximately 5 percent of Huntington Park residents are over age 65, and about 11 percent of all households are headed by seniors. While most seniors are renters (62 percent), a substantial proportion (38 percent) own their homes. About 44 percent of the City's elderly live alone, and 58 percent have some type of disability.

The elderly have a number of special needs including housing, transportation, health care, and other services. The City funds a senior nutrition program that provides midday congregate meals at the Huntington Park Family Center for over 150 seniors daily. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed route bus system.

Housing is a particular concern to the elderly due to the fact that the majority are on fixed incomes, and as housing expenses rise, they have less money available for other basic necessities. With 70 percent of Huntington Park's 1,000 elderly renter households classified as very low income (<50% AMI), rising rental housing costs can have a significant impact. The CHAS Databook documents that over 60 percent of the City's



elderly renters experience a housing cost burden (> 30% income on rent). Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by very low income households at affordable rents.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Minor Home Repair Program which provides for grants of up to \$3,000 for home repairs and accessibility improvements. Senior households may also qualify for up to a \$30,000 loan for more major home rehabilitation needs.

Female-Headed Households

Female-headed households tend to have lower-incomes and as a result often have greater needs for affordable housing and childcare. According to the 2000 Census, there were 3,675 female-headed households in Huntington Park, representing 25 percent of all households. Of these female-headed households, 1,757 were households with related children and approximately 35 percent had incomes below the poverty level. Without access to affordable housing, many of these households may be at risk of becoming homeless. Affordable housing with childcare centers or in close proximity to schools, public transportation, and recreation facilities can address critical needs of lower-income single parent families. This group is also vulnerable to housing discrimination from landlords unwilling to rental to single parents with multiple children.

The provision of services to the community's youth and children is a high priority for Huntington Park, and provides important support services for the City's 1,700+ female-headed households with children. The City's After School Youth Program offered at the City's parks provides supervised activities and homework assistance to approximately 2,000 local youth. The City also funds agencies that provide services to youth, including the supervised Homework Center at the Huntington Park Library for elementary and middle school students, and the YMCA Kids Zone After School Program.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. According to the 2000 Census, approximately 19 percent (11,957 persons) of Huntington Park residents have some type of disability. Of these, 46 percent are employed. In general, many persons with disabilities have lower-incomes since the disability may affect their ability to work.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled,



income support for those who are unable to work, and in-home supportive services for persons with medical conditions. The City offers \$3,000 accessibility grants through its Minor Home Repair Program.

For those persons who may not be able to live on their own or with family members and require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities. Currently, two adult residential facilities are located in Huntington Park, providing 24-hour non-medical care for adults (ages 18-59) with physical, developmental, and/or mental disabilities. These two facilities have a combined capacity of 27 persons.

Accessibility Accommodations: Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Park allows property owners to build ramps into residential structures to allow first floor access for physically disabled residents. According to the City's Planning Manager, ramps of up to 18" in height are allowed by right as an encroachment in the front setback of any residential zone. These provisions eliminate the need to obtain a zoning variance.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for people with disabilities. The City allows residential care facilities with six or fewer persons by right in all residential zoning districts, and facilities with seven or more persons in residential zones subject to approval of a CUP by the Planning Commission.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. The Building Department ensures compliance with ADA and Fair Housing Act requirements as part of the plan check process. Residential projects assisted using state or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing, although the City has not developed specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests, the City has included a program in the updated Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.



Homeless Individuals and Families

The Los Angeles Homeless Services Association (LAHSA) has estimated there to be 100 homeless persons in the City of Huntington Park. This estimate is based on LAHSA's actual street and shelter count conducted in 2007². City Code Enforcement staff indicate there are approximately 30 chronic homeless in the City, consisting predominately of single men, with five to six single women. The Bell Regional Shelter reports providing services to 52 homeless clients from Huntington Park in 2004, indicating that over a one year period the number of homeless persons in the City is likely closer to 50. (In 2007, the Bell Shelter reports serving 497 unduplicated homeless clients, but is unable to break this down by jurisdiction).

A large majority of the City's homeless are chronic substance abusers, have been homeless for several years and are more service resistant than those who have only been homeless for a short period of time. While staff reports no "visible" homeless families, the City is the only jurisdiction in the immediate area that allows overnight street parking, and as a result temporarily homeless individuals and families from the greater area come to Huntington Park to sleep in their cars overnight.

Despite Huntington Park's relatively limited homeless population given the City's size, a much larger segment of the community is at risk of becoming homeless. Approximately one-quarter, or 15,000 residents in Huntington Park live below the poverty line. Female-headed households with children are particularly at risk since 42 percent of these households live in poverty. While these lower income populations may not be living in shelters or on the street, many face problems of overcrowding and overpayment in an effort to afford housing. Others may live with friends or relatives or in substandard units such as converted garages.

The City provides annual funding support to the Salvation Army/Southeast Communities Corps. Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals, emergency food boxes for families, monthly food bags for seniors, acute medical, dental, and vision care, showers, clothing vouchers, bus tokens, motel vouchers, utility assistance, and referrals to outside agencies. A limited amount of emergency rental assistance is available for qualified households as well. Huntington Park also provides funding to the Southeast Churches Service Center (SCSC). The SCSC operates an Emergency Food Program, that provides emergency "brown bag" groceries to families, and supplies bus tokens and taxi vouchers to link clients with other service agencies.

Table II-8 provides an inventory of homeless facilities in Homeless Service Planning Area (SPA) 7, which includes Huntington Park; in addition to SPA 7 facilities, a large number of homeless facilities are located in downtown Los Angeles, less than five miles from

² While LAHSA's 2007 homeless survey also includes estimates based on projections, for purposes of the Housing Element, only the actual street and shelter counts are utilized.



Huntington Park. A total of 154 emergency shelter beds are located in SPA 7, and while no permanent shelter exists within Huntington Park, the City is served by a regional shelter located in the neighboring City of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; computer training, job training and job search program; veterans reintegration program; and life skills classes. On-site adult education classes are offered through the LA Unified School District, which can lead to various vocational certificates. ESL classes are also offered. Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless mentally ill, veterans and persons seeking alcohol and drug recovery.

Approximately 800 transitional housing beds are also available to serve the City's homeless. While the City has amended its Zoning Code to allow transitional housing and emergency shelters, pursuant to SB 2, the City will need to make additional zoning revisions to better facilitate provision of these housing types (refer to discussion under Chapter III – Housing Constraints).

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

According to SCAG's Regional Housing Needs Allocation Plan, only 33 jobs in Huntington Park were in the area of agriculture. Furthermore, the Census identifies only 99 Huntington Park residents employed in farming, fishing or forestry industries. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.



**Table II-8
Homeless Facilities near Huntington Park**

Facility	City	Target Population	Capacity (Beds)
Emergency Shelters			
Southern California Alcohol and Drug Programs, Inc	Whittier, Downey	Families	22
Su Casa Domestic Abuse Network	Lakewood	Families	22
The Salvation Army	Bell	Adults, Chronically Homeless	110
Total:	--		154
Transitional Housing			
County of Los Angeles Department of Children and Family Services	Multiple Sites	Emancipated Foster Youth	38
Homes for Life Foundation	Norwalk	Mentally Ill	38
Los Angeles Centers for Alcohol and Drug Abuse	Santa Fe Springs	Substance Abusers	30
Los Angeles Mission	Pico Rivera	Adult Women	10
Midvalley Rehabilitation Center	Los Angeles	Substance Abusers	11
Phoenix House of California	Santa Fe Springs	Families	70
Rio Hondo Temporary Home	Norwalk	Families	82
Southern California Alcohol and Drug Programs, Inc	Norwalk, Los Angeles	Substance Abusers, Dually Diagnosed, Adult Women	69
Su Casa Domestic Abuse Network	Lakewood, Artesia	Adult Women, Families	38
The Salvation Army	Bell, Santa Fe Springs	Multi-Diagnosed, Adults, Families	266
United Friends of the Children	Whittier	Youth	108
Whittier Area First Day Coalition	Whittier	Adults	45
Total:	--		805
Permanent Supportive Housing			
Homes for Life Foundation	Norwalk	Mentally Ill	56
Southern California Alcohol and Drug Programs, Inc.	Whittier	Substance Abusers	10
The Serra Project	Los Angeles	Families	34
Total:	--		100

Source: LAHSA, LA County Continuum of Care, 2007.



C. INCOME PROFILE

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table II-9. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the federal Department of Housing and Urban Development (HUD) and is specifically noted.

**Table II-9
State Income Categories**

Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 5000093 of the California Health and Safety Code



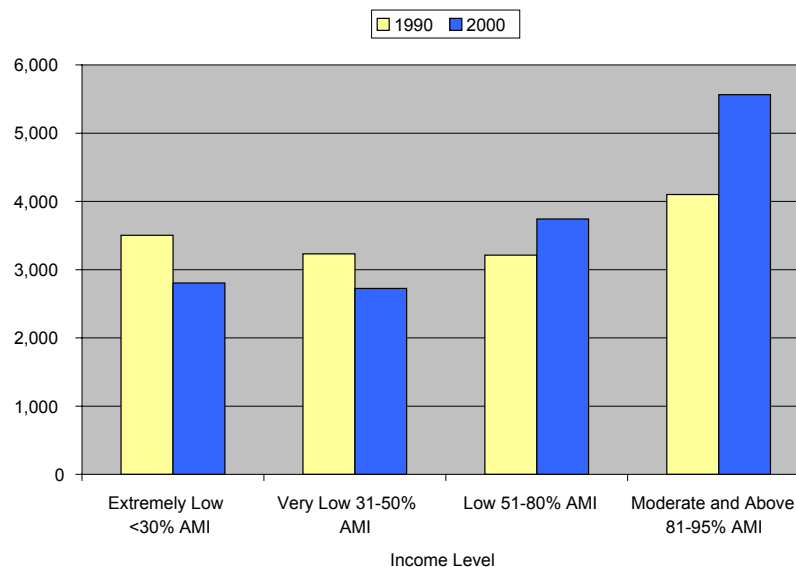
Income Characteristics

Between 1990 and 2000, the median household income in Huntington Park grew from \$24,268 to \$29,844, an increase of 23 percent. The median income level in Huntington Park has been consistently lower than that of Los Angeles County, which was \$46,452 in 2000. However, evaluation of the City's households by income group shows an interesting trend. As illustrated in Table II-10 and the chart below, the number and proportion of households in Huntington Park earning extremely low and very low incomes declined between 1990 and 2000 by 1,200 households from 48 to 37 percent. While the City saw an increase in 500 low income households, the majority of growth was in households earning moderate incomes and above (>80% AMI).

Table II-10
Household Income Levels 1990 - 2000

Income Level	1990		2000		Percent Change
	Households	%	Households	%	
Extremely Low <30% AMI	3,503	25%	2,805	19%	-20%
Very Low 31-50% AMI	3,230	23%	2,723	18%	-16%
Low 51-80% AMI	3,214	23%	3,744	25%	+17%
Moderate and Above 81-95% AMI	4,101	29%	5,563	38%	+36%
Total	14,048	100%	14,835	100%	+6%

Source: CHAS Databook (HUD User WebPage), 1990 and 2000.





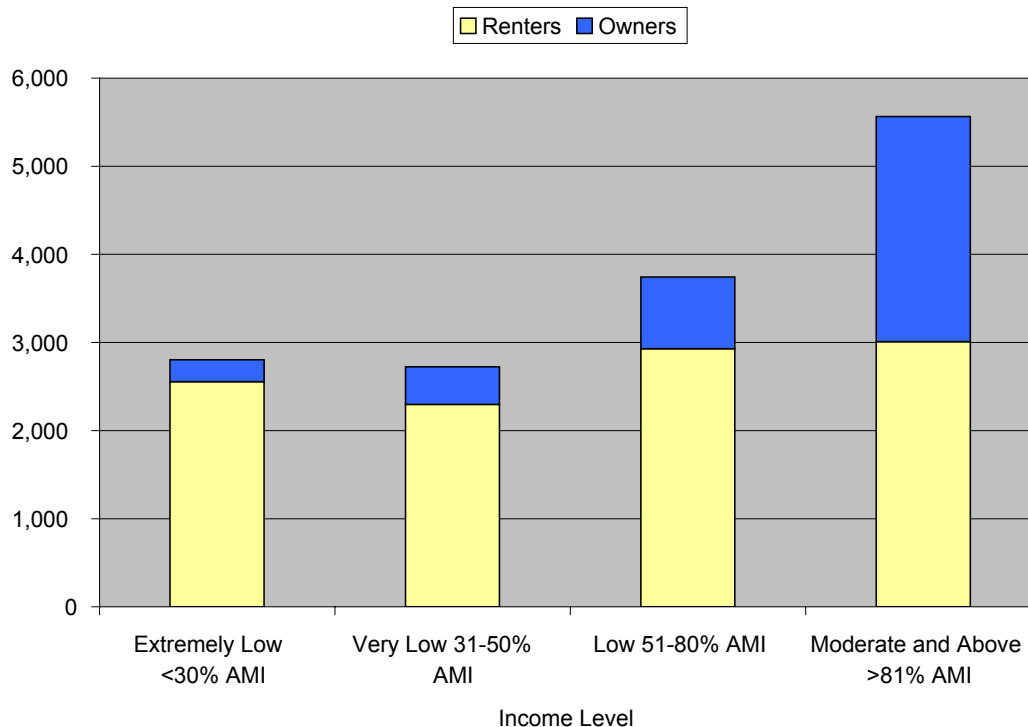
Income by Household Type and Tenure

Table II-11 shows the income level of Huntington Park residents by household tenure. A significantly higher percentage of renter households (72 percent) had lower incomes compared to residents who owned their homes (37 percent). The median income of renter households in 1999 was \$24,445 compared to \$49,019 for homeowners.

Table II-11
Income by Owner/Renter Tenure 2000

Income Level	Renters		Owners		Total %
	Households	%	Households	%	
Extremely Low <30% AMI	2,557	24%	248	6%	19%
Very Low 31-50% AMI	2,298	21%	425	11%	18%
Low 51-80% AMI	2,928	27%	816	20%	25%
Moderate and Above >81% AMI	3,010	28%	2,553	63%	38%
Total	10,793	100%	4,042	100%	100%

Source: CHAS Databook (HUD User WebPage), 2000.



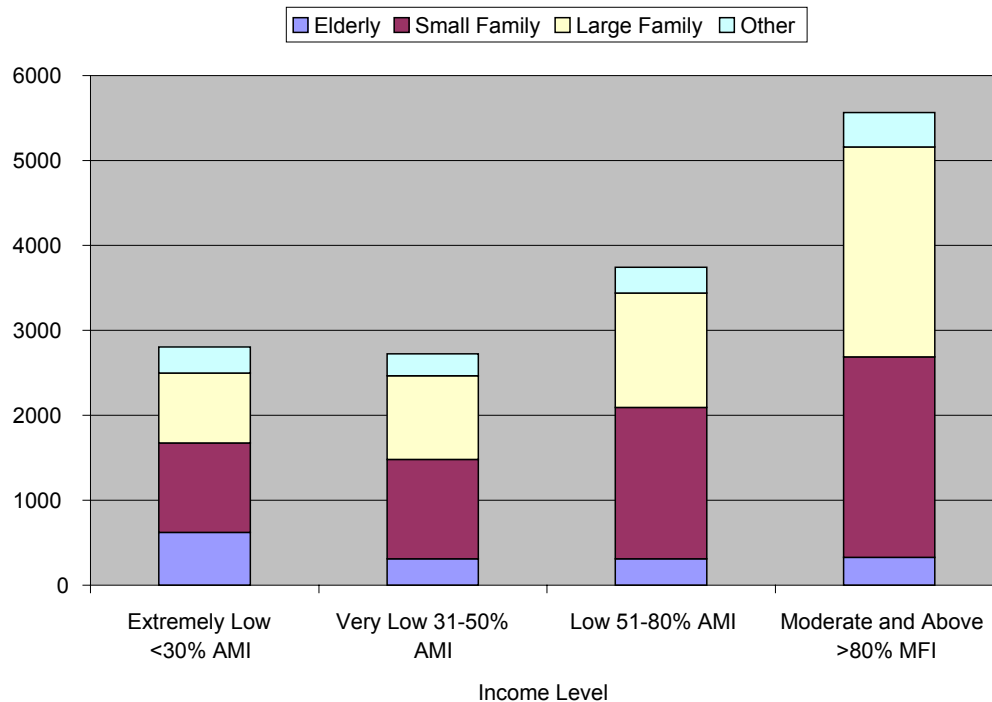


While renters were more likely to have low and moderate-incomes than owners, there is also significant variation in income levels by household type, as presented in Table II-12. Based on data from HUD, nearly 80 percent of elderly households had lower incomes. In particular, nearly 40 percent of elderly households had extremely low-incomes. About 63 percent of small families and 56 percent of large families had lower incomes.

Table II-12
Income Level by Household Type

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low <30% AMI	621	1,055	820	309
Very Low 31-50% AMI	310	1,168	990	255
Low 51-80% AMI	309	1,784	1,347	304
Moderate and Above >80% AMI	331	2,358	2,470	404
Total	1,571	6,365	5,627	1,272

Source: SCAG Existing Housing Needs (HUD User WebPage)





D. HOUSING PROFILE

This section presents Huntington Park's housing characteristics, conditions, market conditions, and housing affordability.

1. Housing Characteristics

Housing Growth

Table II-13 displays housing production in the City, compared to surrounding jurisdictions, and the County as a whole. Between 1980 and 1990, Huntington Park's housing stock decreased by 7 percent from 15,601 to 14,515 housing units, due in part to redevelopment activities. The nearby communities of Bell Gardens, Maywood, and South Gate also experienced a decline in their housing stock during this period. Countywide, there was an 11 percent increase in housing units.

From 1990 to 2000, Huntington Park's housing stock increased by about six percent, adding approximately 820 new units over the decade. This level of growth is greater than that experienced countywide and higher than that of surrounding communities, although comparable to that experienced in South Gate. According to the State Department of Finance (2007), Huntington Park currently has a housing stock of 15,437 units, representing a modest increase of 102 units (or 0.7 percent) since 2000. As a built-out community, housing growth in recent years has primarily been attributable to the introduction of housing in the downtown and on target opportunity sites, and is largely a result of City involvement in the provision of assisted housing (refer to Table II-25 later in this Section for comprehensive listing of assisted housing projects).

Table II-13
Regional Housing Growth Trends

Jurisdiction	1980	1990	2000	2007	Percent Change		
					1980-1990	1990-2000	2000-2007
Bell	9,248	9,401	9,215	9,328	+1.7%	-2.0%	+1.2%
Bell Gardens	9,759	9,546	9,788	9,888	-2.2%	+2.5%	+1.0%
Huntington Park	15,601	14,515	15,335	15,437	-7.0%	+5.6%	+0.7%
Maywood	6,836	6,680	6,701	6,801	-2.3%	+0.3%	+1.5%
South Gate	23,589	22,946	24,269	24,491	-2.7%	+5.8%	+0.9%
L.A. County	2,853,653	3,163,343	3,270,909	3,382,356	+10.9%	+3.4%	+3.4%

Source: U.S. Census 1980, 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.



Housing Type and Tenure

Table II-14 presents the mix of housing types in Huntington Park. Unlike many urbanized communities, single-family homes have increased in relative proportion and number over the past two decades, from 34 percent (5,361 units) in 1980 to nearly 50 percent (7,656 units) in 2007, with the most dramatic increase being in attached single-family units. In comparison, multi-family units now comprise just half of the housing stock, decreasing from 64.5 percent in 1980.

Table II-14
Housing Type 1980 - 2007

Unit Type	1980		1990		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	-	-	4,856	33.5%	5,276	34.2%
SF Attached	-	-	1,806	12.4%	2,380	15.4%
<i>Total SF</i>	<i>5,361</i>	<i>34.4%</i>	<i>6,662</i>	<i>45.9%</i>	<i>7,656</i>	<i>49.6%</i>
2 to 4 Units	3,103	19.9%	2,531	17.4%	2,224	14.4%
5 or more units	7,120	45.6%	5,076	35.0%	5,542	35.9%
<i>Total Multi-Family</i>	<i>10,223</i>	<i>64.5%</i>	<i>7,607</i>	<i>52.4%</i>	<i>7,766</i>	<i>50.3%</i>
Mobile Homes & Other	17	0.1%	246	1.7%	15	0.1%
Total Housing Units	15,601	100%	14,515	100%	15,437	100%

Source: U.S. Census 1980, 1990. Dept of Finance 2007 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure reflects the relative cost of housing opportunities, and influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2000 Census, 73 percent of Huntington Park's households were renters, fairly consistent with 1990 levels when 72 percent of households were renters (refer to Table II-15).

Table II-15
Housing Tenure

Occupied Housing Units	1990		2000	
	Units	Percent	Units	Percent
Renter	9,945	72%	10,795	73%
Owner	3,958	28%	4,065	27%
Total	13,903	100%	14,860	100%

Source: U.S. Census, 1990 and 2000.



Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices substantially.

As measured by the 2000 Census, the citywide residential vacancy rate in Huntington Park was 3.1 percent for all housing units compared to the 4.2 percent vacancy rate in 1990. The vacancy rate was 2.3 percent for owner-occupied units in 2000, and 1.9 percent for rental units. In comparison, the 1990 Census indicates that the vacancy rate in the City was 3.8 percent for owner units and 1.3 percent for renter units. The low vacancy rates indicate that a high 'pent-up' housing demand exists and that finding housing in the community is becoming challenging for many households.



2. Housing Conditions

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-16 displays the age of Huntington Park's occupied housing stock by owner/renter tenure as of 2000. As a mature community, the majority of Huntington Park's housing stock consists of units older than 30 years of age. Among owner-occupied housing, nearly three-quarters of units were constructed prior to 1970, and is reflective of the community's numerous older single-family neighborhoods. While a lesser proportion of renter housing is greater than 30 years in age (66 percent), this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing.

Table II-16
Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	747	7%	281	7%	7%
1980-1989	1,145	11%	552	14%	11%
1970-1979	1,754	16%	218	5%	13%
1960-1969	2,331	22%	328	8%	18%
1950-1959	2,102	19%	695	17%	19%
1940-1949	1,384	13%	726	18%	14%
1939 or earlier	1,337	12%	1,261	31%	17%
Total	10,803	100%	4,061	100%	100%

Source: U.S. Census, 1990 and 2000.

The advanced age of the majority of Huntington Park's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. The City operates a pro-active code enforcement program, in addition to responding to resident complaints, and provides eligible property owners with information on the City's rehabilitation programs. The City has also initiated an active multi-family acquisition and rehabilitation program in conjunction with Oldtimers Housing Development Corporation where problem properties are acquired, rehabilitated, and managed as long term affordable housing. Two Focus Areas have been established for these activities - Malabar/Middleton to the west of the Central Business District, and Bissell Street, in the northeast portion of the City. Four acquisition/rehab projects have been completed or are underway in these areas, providing 27 units of quality, affordable rental housing.

No current Citywide survey of substandard housing exists for Huntington Park. Ongoing code enforcement and redevelopment activities have resulted in the replacement of many older, often substandard units with newly constructed residences.



City code enforcement staff estimate the current incidence of substandard housing is around 15 percent of the housing stock, translating to 2,300 substandard units (15% of 15,420 units). Of this substandard housing, an estimated 80 percent (1,840 units) is suitable for rehabilitation where necessary repairs are considered economically feasible. The primary issues with substandard housing in the City pertain to inadequate space heating, leaking windows, and aging plumbing and electrical systems. The biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords.

Huntington Park has a significant number of garages converted into living quarters, often commanding rents of \$800-\$1,000 per month. Code enforcement staff issue citations and fines on an ongoing basis requiring garage conversions to be “unconverted”, but continually find new conversions occurring throughout the City.

The 2002 Feasibility Study conducted in support of the Neighborhood Preservation Redevelopment Project Area provides additional information on housing conditions within the Redevelopment Survey Area, which generally encompasses the eastern half of the City east of Seville, excluding the area west of Boyle and north of Randolph:

- Northeast portion of Survey Area, east of Bissell and north of Gage. An estimated 50-66% of residential units appear to be affected by deferred maintenance. The most severe cases are generally concentrated west of Loma Vista Avenue and in close proximity to the industrial corridor along Maywood Avenue. Key indicators of overcrowding (garage conversions, several cars parked in front of small homes during daytime hours, etc) were present throughout the area.
- Central portion of Survey Area, between Randolph and Walnut, east of Seville. Residential deferred maintenance is apparent in approximately one-half to two-thirds of units. Most severe cases are generally concentrated in close proximity to commercial or high traffic corridors, including Gage, Florence, Randolph, Miles, Seville and State. Owner-occupancy rates appear to be low in areas with significant deterioration. Key indicators of residential overcrowding are present, particularly along the outer fringes of residential neighborhoods.
- Southeast portion of Survey Area, south of Walnut An estimated 25-33% of residential units exhibit deferred maintenance, with the most severe cases concentrated in close proximity to commercial or high traffic corridors along State, California and Salt Lake. Owner-occupancy appears to be low in areas where deterioration is a significant concern. Conversely, there appears to be a high percentage of owner-occupants in the interior neighborhoods where the homes are well-maintained and in good overall condition.



Lead-Based Paint Hazards

Childhood lead poisoning is a major, preventable environmental health problem in the United States. Blood lead levels (BLL) as low as 10Fg/dL are associated with harmful effects on children's ability to learn. Very high BLLs (70Fg/dL and above) can cause serious health consequences, including seizures, comma and death. The Centers for Disease Control estimate 890,000 children in the U.S. have BLLs greater than 10Fg/dL.

Lead-based paint (LBP) is typically the primary source of elevated lead levels in the blood and lead poisoning, with 77 percent of children in Los Angeles County with lead poisoning infected through ingestion of lead-based paint.³ While lead-based paint was the most prevalent source of lead, other sources of lead include dust (30% of cases), take home exposure from parent's workplace (25% of cases), and soil contamination (23% of cases). Certain groups have a higher risk factor associated with exposure to lead, including children, pregnant women, and persons working with lead in their jobs.

While the use of lead-based paint for all residential structures was banned in 1978, many older homes and apartments tend to have paint with higher concentrations of lead, more coats or layers of lead-based paint, and larger surface areas covered with lead-based paint. Approximately 16 percent of young children from low-income families in older housing units had levels of lead in their blood above the level of concern established by the CDC compared to only one percent for upper-income households.⁴

According to HUD, approximately 40 percent of the homes in the United States have lead-based paint somewhere in the unit. HUD has established national averages to estimate the amount of lead-based paint in a community. According to these national averages, approximately 90 percent of housing units built before 1940, 80 percent of units built from 1940 to 1959, and 62 percent of units built between 1960 and 1979 contain lead based paint. Using these national estimates combined with data on owner and renter incomes, Table II-17 approximates the number of housing units with lead-based paint in Huntington Park occupied by lower income households. As illustrated in this Table, an estimated 970 lower income owner-occupied units and 4,670 lower income renter-occupied units in Huntington Park may contain lead based paint.

³ Los Angeles County Department of Health Services Public Health CLPPP, *Lead Safe Los Angeles 2010*

⁴ U.S. Department of Housing and Urban Development, *Addressing Lead-Based Paint in Local Housing Programs Receiving CPD Funds*, May 2001.



Table II-17
Estimated Units with Lead-Based Paint Hazards

Year Built*	Units Occupied by Low Income Households	Percent with LBP	Units with LBP
<i>Owners</i>			
Before 1940	470	90%	420
1940-1959	520	80%	420
1960-1979	210	62%	130
Total	1,200	--	970
<i>Renters</i>			
Before 1940	960	90%	870
1940-1959	2,500	80%	2,000
1960-1979	2,900	62%	1,800
Total	6,360	--	4,670

Source: U.S. Census 2000; HUD estimates of LBP incidence by housing age.

The presence of lead-based paint does not necessarily indicate a lead hazard. Other factors contribute to a higher risk of lead hazards in a community rather than simply the age of the housing stock. Foremost among these are the condition of the housing and the extent of lower-income households with children in an area.

The Los Angeles County Health Services' Childhood Lead Prevention Program (CCLPP) has conducted an analysis to identify high risk areas of lead exposure based upon three risk factors: 1) pre-1950 housing units; 2) Medi-Cal deliveries 3); children ages one and two. Based on the number of high risk tracts and incidence of EBLs, ten cities have been prioritized by the CCLPP for primary lead prevention activities; the City of Huntington Park is among these ten cities.

Table II-18 presents the number of cases of lead poisoning and elevated blood levels in Huntington Park between 2001 and 2006. Elevated blood levels were identified in over ten children annually, with an average of three cases per year.

Table II-18
Lead Cases and EBLs in Huntington Park for Children Under Six

	2001	2002	2003	2004	2005	2006
# of Lead Cases (15+Pg/dL)	3	4	1	3	4	2
# of Elevated Blood Levels (10-14Pg/dL)	10	10	22	16	17	12

Source: LA County Childhood Lead Poisoning Prevention Program



To reduce lead in existing housing, all federally funded rehabilitation and minor home repair projects in Huntington Park are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls. In addition, the CCLPP will provide the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of a property. Huntington Park can then make contact with the property owner and offer financial aid to assist in the abatement of the hazard.

In 2008, the City has committed funding to support a new lead based paint community education and lead screening program. Southeast Healthy Homes Program will involve the following components:

- Training of community leaders to conduct visual assessment for lead hazards
- Educating families about lead hazards and lead prevention
- Help families establish healthy homes and obtain lead screening and treatment services for their children
- Conduct lead education with property managers and community members



3. Housing Market Analysis

Home Ownership Market

The following section on housing costs begins with an overview of regional housing trends, followed by a comparison of sales prices within nearby communities, and a detailed analysis of all 2007 housing sales in Huntington Park.

Southern California is experiencing a significant decline in the volume of single-family and condominium sales, placing downward pressure on home prices. DataQuick reports that sales in December 2007 have dropped to their lowest level for any December in DataQuick's statistics (back to 1988), and reflect a 45 percent decline from the prior year. Sales prices were also down 13 percent below December 2006.

Much of the drop in the median sales price is due to slower sales of expensive homes resulting from the credit crunch and difficulty in obtaining jumbo mortgages. Slow sales, flat appreciation, and subprime lending activity have all contributed to significant increases in foreclosures, with the number of mortgage default notices in Southern California the highest in ten years.

Table II-19 documents all existing single-family home and condominium sales in Huntington Park and nearby communities during 2007. The median single-family home sales price in the 90255 Huntington Park zip code was \$470,000, a 2 percent increase over 2006. Home prices in Huntington Park were on average comparable to Bell, South Gate, and Maywood, and below that of Downey. In terms of condominium sales, 44 condos were sold in Huntington Park at a median price of \$357,000. Condominium prices have appreciated almost 8 percent over the past year in Huntington Park.

Table 11-19
Home and Condominium Sales 2007
Huntington Park and Nearby Communities

Community	Zip Code	# Homes Sold	Median Home Price (\$000)	% Change from Nov 2006	Home Price per sq. ft.	# of Condos Sold	Median Condo Price (\$000)	% Change from Nov 2006
Bell	90201	143	\$490	6.6%	\$422	17	\$355	10.9%
Downey	90240	224	\$645	-2.3%	\$410	9	\$396	-17.5%
	90241	221	\$655	-3.0%	\$426	22	\$245	-33.8%
	90242	210	\$535	-4.5%	\$411	11	\$370	2.8%
Huntington Park	90255	148	\$470	2.4%	\$384	44	\$357	7.7%
Maywood	90270	48	\$460	8.2%	\$433	n/a	n/a	n/a
South Gate	90280	370	\$460	0.0%	\$396	n/a	n/a	n/a
LA County	n/a	50,559	\$560	3.7%	\$385	13,587	\$430	4.1%

Source: www.dqnews.com, LA Times Sunday Edition charts – Data for 2007.



While the prior section provides an overview of the subregional housing sales market, the following provides a more detailed analysis of Huntington Park's homeownership market.

Table II-20 presents comprehensive information on all sales of existing and new single-family homes and condominiums in Huntington Park from January 2007 - December 2007. A total of 122 single-family home sales were recorded during this period. Two- and three-bedroom units were the most prevalent homes sold, characteristic of Huntington Park's older single-family housing stock of smaller sized units. For example, the average unit size among the 45 three-bedroom units sold was 1,436 square feet, and the average year built was 1934. Median sales prices ranged from \$315,000 (one-bedroom) to \$484,000 (three-bedroom) to \$569,000 (five-bedroom). The overall median home price in Huntington Park was \$450,000. Similar to most of southern California, home price escalation in Huntington Park has been tapering down since 2005-06 (4%), in contrast to year-over-year price increases of 18 percent in 2004-05 and 26 percent in 2003-04.

A total of 38 condominiums were sold in Huntington Park during 2007. With a median sales price of \$357,500, the gap between single-family and condominium sales prices in Huntington Park is narrowing.

Table II-20
Home and Condominium Sales Prices 2007
City of Huntington Park

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-family Homes						
1	6	\$234,130-\$380,000	\$315,000	626 sq. ft.	3,741 sq. ft.	1925
2	56	\$195,000-\$635,000	\$437,000	1,052 sq. ft.	5,346 sq. ft.	1929
3	45	\$142,172-\$619,000	\$484,500	1,436 sq. ft.	5,691 sq. ft.	1934
4	13	\$447,322-\$600,000	\$510,000	1,679 sq. ft.	4,942 sq. ft.	1949
5	2	\$559,000-\$580,000	\$569,500	1,737 sq. ft.	6,575 sq. ft.	1937
6+	1	\$394,501	n/a	3,436 sq. ft.	4,757 sq. ft.	1948
Total	122	\$142,172-\$635,000	\$450,000	1,274 sq. ft.	5,380 sq. ft.	1933
Condominiums						
2	13	\$295,000-\$330,000	\$315,000	934 sq. ft.	n/a	1990
3	24	\$220,200-\$385,000	\$362,500	1,175 sq. ft.	n/a	1985
4	1	\$375,000	n/a	1,356 sq. ft.	n/a	2004
Total	38	\$220,200-\$385,000	\$357,500	1,097 sq. ft.	n/a	1987



Rental Housing Market

Several factors contributed to a strong rental market in Los Angeles County during 2006.⁵ The addition of over 45,000 new jobs to the County, combined with a slow down in the for-sale market and tighter mortgage lending standards, stimulated the demand for rentals. The conversion of apartment buildings to condominium ownership in many submarkets, including Long Beach, Pasadena and in town Los Angeles, further reduced the supply of available rentals. Overall apartment occupancy in the County remained tight at 97.3 percent.

The tightening supply of rentals led to continuing increases in rents during 2006, with effective apartment rents increasing an average of 5.6 percent County-wide, following a 7 percent increase in 2005. Average monthly rents for existing apartments in Los Angeles were \$1,470 at the close of 2006, the fourth highest in the State behind San Francisco, San Jose and Orange County.

Forecasts for the LA County apartment market are for continued high occupancy rates (over 97%) and rising rents over the next two years. Due to the tight supply of rentals and continued job growth, annual rent increases of 4.5-5.5 percent are expected.

Huntington Park Trends

With nearly three-quarters of the City's housing comprised of rentals, Huntington Park has a very active rental market. Rental vacancies are primarily advertised through property management companies, through word of mouth, or other informal means. However, lack of formal advertising of rental vacancies can serve as a barrier to fair housing choice as available units are filled by family and friends of existing tenants. As no rental listings were found in the newspaper or on the internet, rent data was obtained by interviewing two property management companies active in Huntington Park.

Brabant Realty & Management, Inc manages over 950 units in Huntington Park, primarily in smaller properties consisting of 6-12 units. The rent structure of the units they manage is presented in Table II-21. Mr. Brabant indicates they provide a free rental list of available properties and reports an overall vacancy rate of about one percent. Single-family home rentals and three bedroom apartments are both extremely limited, and once tenants move in these units they tend to remain for a long period of time. Brabant Realty fills an average of 100 vacancies a year. Mr. Brabant estimates his tenants have a turnover rate of about 10%.

PMS Management manages 3-4 properties in Huntington Park. Rents on these units fall within the rental ranges presented in Table II-21, and are comparable to rents on their properties within the City of Bell. PMS also provides a free rental list, and where the list

⁵ 2007 Southern California Multifamily Market Report, Casden Forecast - USC Lusk Center for Real Estate.



previously ran 5+ pages in length, it now is typically only half a page. Ms. Sanders of PMS indicates that the rental market is so tight, vacant units are generally filled even before they advertise. PMS Management currently has a vacancy rate of 3 percent.

Table II-21
Huntington Park Rental Housing Rates 2008

Unit Type	Unit Size	Rental Range
Apartment	Studio	\$575-\$750
	1 Bedroom	\$700-\$875
	2 Bedroom	\$900-\$1,250
	3 Bedroom	\$1,300-\$1,800
Single-Family	2 Bedroom	\$1,000-\$1,600
	3 Bedroom	\$1,500-\$2,000

Source: Brabant Realty and Management; PMS Management, January 2008.

4. Housing Affordability

The affordability of housing in Huntington Park can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing.

California Health and Safety Code⁶ defines affordable owner and rental housing cost as:

Affordable Ownership Housing Cost - moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

⁶ Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.



Homeowner Affordability

Based on these definitions of income and affordable housing cost, Table II-22 presents the maximum affordable purchase price for moderate income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Huntington Park, as previously documented in Table II-20. As illustrated below, median single-family home prices in Huntington Park are well beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household is \$205,000 whereas the median priced three bedroom home in Huntington Park is \$484,500, an affordability gap of \$279,500.

Escalation in sales prices over the past several years have placed even condominiums out of reach to households earning moderate incomes. As shown in Table II-22, the maximum affordable purchase price for a three person household is \$185,000, whereas the median priced two-bedroom condominium in Huntington Park sells for \$315,000, an affordability gap of \$130,000.

Table II-22
2007 Maximum Affordable Housing Cost (Moderate Income)
Los Angeles County

Moderate Income Affordable Housing Cost	2 Bedroom/ 3 person	3 Bedroom/ 4 person	4 Bedroom/ 5 person
Household Income @ 110% Median	\$55,990	\$62,150	\$67,100
Income Towards Housing @ 35% Income	\$19,597	\$21,753	\$23,485
Maximum Monthly Housing Cost	\$1,633	\$1,813	\$1,957
Less Expenses:			
Utilities	\$95	\$115	\$135
Taxes (1.15% affordable hsg price)	\$175	\$200	\$215
Insurance (0.6% est. replacement)	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,083	\$1,203	\$1,297
Supportable Mortgage @ 6.25% interest	\$175,892	\$195,382	\$210,649
Homebuyer Downpayment (5%)	\$8,795	\$9,769	\$10,532
Maximum Affordable Purchase Price	\$185,000	\$205,000	\$221,000
Huntington Park Median Single-Family Price	\$437,000	\$484,500	\$510,000
Huntington Park Median Condominium Price	\$315,000	\$362,500	n/a

Source: Karen Warner Associates.

The HUD 2007 Area Median Income for a four-person household in Los Angeles County is \$56,500.



Renter Affordability

Table II-23 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents on vacant units in Huntington Park, as documented in Table II-21. As the table indicates, Citywide median rents are well above the level of affordability for both very low and low income households. The monthly affordability gap for very low income households ranges from \$223 for two-person households (one bedroom units), up to \$844 for four-person households (three bedroom apartments). Low income households also face an affordability gap, ranging from \$110 to \$702 per month, depending on household size.

With very low and low income renters priced out of Huntington Park's rental market, such households are faced with overcrowding to reduce housing costs and/or overpayment. Lower income large households are particularly impacted, with an extremely limited supply of three bedroom rentals and the sizable affordability gap on larger units. However, unlike the rental market in much of Southern California, households earning moderate incomes are still able to afford market rents in Huntington Park.

Table II-23
2007 Maximum Affordable Rents
Los Angeles County

Income Level	Maximum Affordable Rent After Utilities Allowance		
	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$565	\$636	\$706
Low Income	\$678	\$563	\$848
Moderate Income	\$1,243	\$1,400	\$1,554
Huntington Park Apartment Rents	\$788	\$1,075	\$1,550

Source: Karen Warner Associates



5. ASSISTED HOUSING AT-RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Huntington Park, and evaluates those units at risk of conversion during the ten year, 2008-2018 planning period.

1. Assisted Rental Housing

Huntington Park has an active history of supporting affordable housing development in its community. As illustrated in Table II-24, the City has facilitated the development of six residential developments, and the acquisition/rehabilitation of five projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, and Casa Bella (new construction), and Bissell Apartments I,II and III, and Middleton and Malabar (acquisition/rehabilitation). These eleven projects provide a total of 499 affordable units with long term deed restrictions, including 350 very low income (50% AMI) units, and 149 low income (80% AMI) units. Of the total 499 units, 361 are senior units and 138 are family units.

The City’s affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects is at risk of conversion to market rate during the ten year planning period.

In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.



**Table II-24
Assisted Housing Inventory**

Date Built	Project Name and Location	Owner vs Renter	Senior vs Family	Total # Units	Restricted Affordable Units	Affordability Period	Funding Sources
1973	Concord Huntington Park 6900 Seville Ave	Renter	Senior	162	162 very low income	2029	Mortgage Revenue Bond, Tax Credit
1989	Seville Gardens 2701 Randolph St	Renter	Senior	223	45 very low income	2029	RDA, California Reinvestment Corp.
1995	Casa Rita 6508 Rita Ave	Renter	Family	103	21 very low income, 81 units low income	2050	Tax Credits, Mortgage Revenue Bond
1997	Rugby Senior Apts 6330 Rugby Ave.	Renter	Senior	184	37 very low income, 37 low income	2050	Section 108 loan, Tax Credits
2001	Bissell I Apts 6344 Bissell St (acquisition/rehab)	Renter	Family	4	4 low income	2062	HOME, CDFI
2002	Casa Bonita 6512 Rubgy Ave	Renter	Senior	80	80 very low income	2030	HOME, Industry Set-aside, Tax Credits, AHP
2003	Bissell II Apts 6308-6312 Bissell (acquisition/rehab)	Renter	Family	7	1 very low income, 4 low income	2062	HOME, CDFI
2004	Casa Bella 6902-30 Rita Ave	Owner	Family	15	7 low income	2025	HOME
2008	6700 Middleton St (acquisition/rehab)	Renter	Family	6	2 very low income, 4 low income	2063	HOME
2008	6822 Malabar St (acquisition/rehab)	Renter	Family	10	2 very low income, 8 low income	2063	HOME
1996	Rita Court* 6900-30 Rita Ave	Owner	Family	64	39 moderate income	No resale controls	CDBG - land acquisition
2000	Santa Fe Village* 2400-12 Randolph	Owner	Family	17	8 moderate income	No resale controls	CDBG - land acquisition

* Projects don't carry long term affordability covenants.

Source: Huntington Park Community Development Department, March 2008.



E. REGIONAL HOUSING NEEDS

Regional councils of governments, including the Southern California Association of Governments (SCAG) are required to determine existing and projected housing needs for their regions, known as the “Regional Housing Needs Assessment “ (RHNA) process.

1. Existing Housing Needs

Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table II-25 shows the incidence of overcrowding in Huntington Park by tenure, as measured by the 2000 Census.

Table II-25
Overcrowded Households

Overcrowding	Households	Percent
Owners		
Overcrowding	1,965	48%
Severe Overcrowding	1,228	30%
Renters		
Overcrowding	6,805	63%
Severe Overcrowding	5,194	48%
<i>Total Overcrowding</i>	<i>8,770</i>	<i>59%</i>

Source: U.S. Census, 2000.

Note: Severe overcrowding is a subset of overcrowding.

In 2000, there were 8,770 households living in overcrowded conditions in Huntington Park, representing 59 percent of all households. Overcrowding is a more serious problem for rental households (63%), compared to owner households (48%).

Severe overcrowding, defined as more than 1.5 persons per room, is especially high among renters, affecting 48 percent of renters and 5,200 renter households. Figure II-6 depicts severe renter overcrowding by census block group, and identifies several concentrations of severe overcrowding (over 60%): south of Zoe immediately east of Santa Fe; south of Gage between Miles and State; and in the far eastern area of the City east of Carmelita. Nearly one-third (30%) of the City's owner households are severely overcrowded. Figure II-7 depicts the geographic distribution of severe owner overcrowding, and identifies two areas with levels of 65 percent and above: the northern tip of the City north of 57th Street, and the neighborhood south of Zoe and east of Santa Fe.

Figure II-6

City of Huntington Park
SEVERE RENTER OVERCROWDING
1.51 PERSONS OR MORE PER ROOM

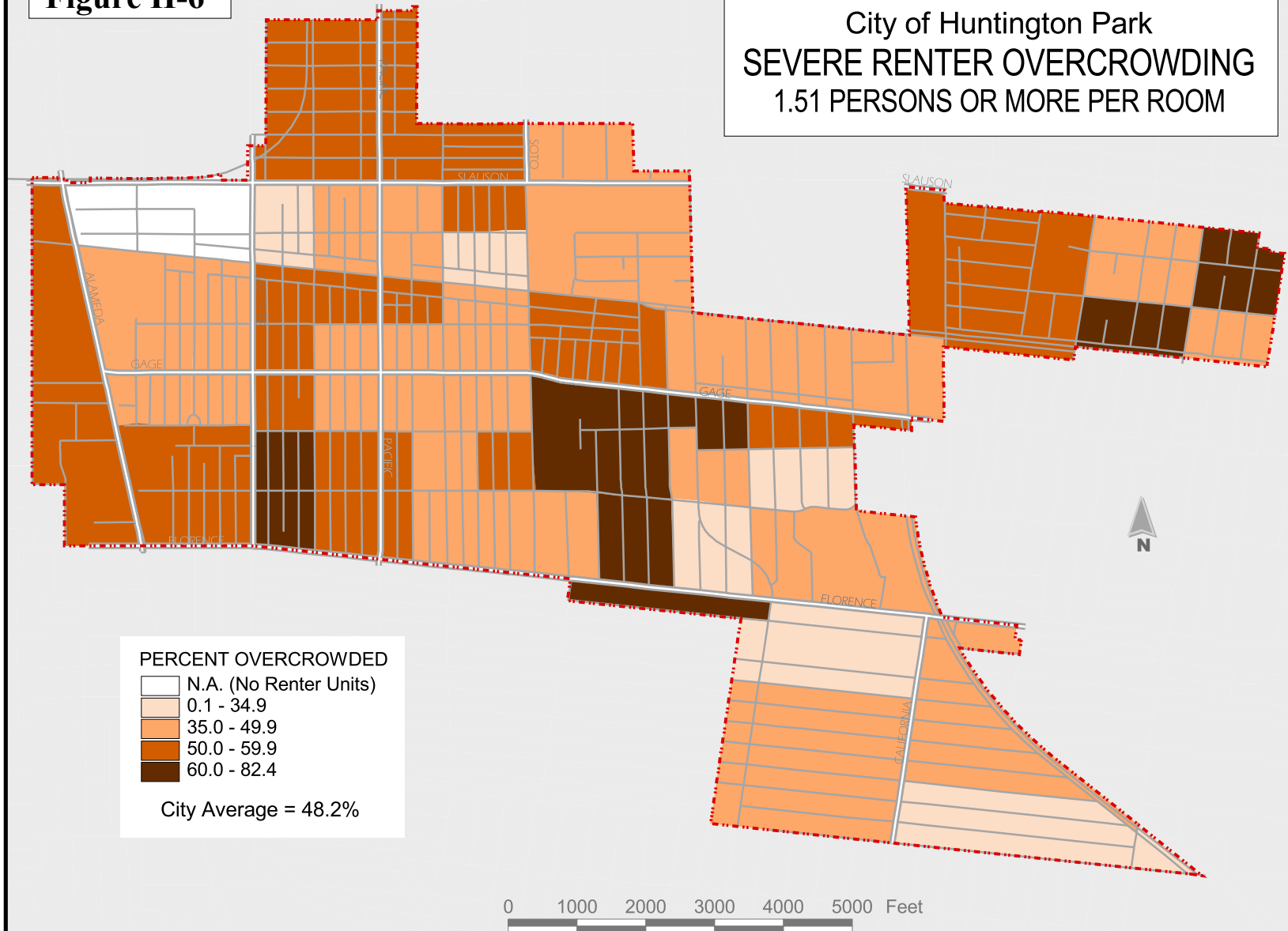
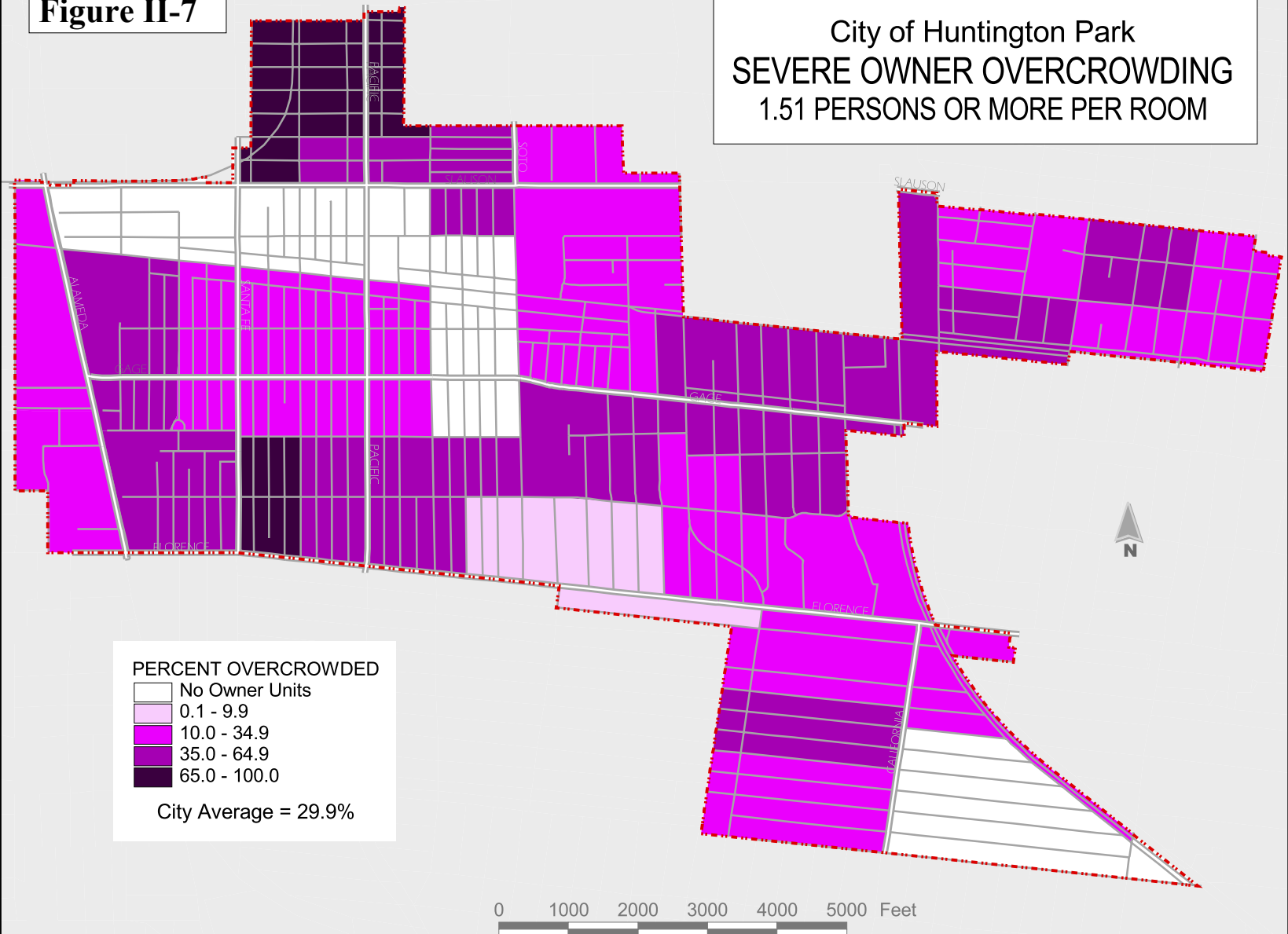


Figure II-7

City of Huntington Park
SEVERE OWNER OVERCROWDING
1.51 PERSONS OR MORE PER ROOM





Overpayment

Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household is considered to be overpaying for housing if it is paying more than 30 percent of its income on housing. Table II-26 shows the incidence of overpayment in Huntington Park.

Table II-26
Housing Overpayment 2000

Overpayment	Households	Percent
Owners		
>30% Household Income	1,613	46%
Renters		
>30% Household Income	4,896	47%
>50% Household Income	2,284	22%

Source: U.S. Census, 2000.

Note: >50% Household Income is a subset of >30% Household Income

According to the 2000 Census, 47 percent of renters and 46 percent of homeowners in Huntington Park were spending more than 30 percent of their total income on housing. In comparison, in 1990, 53 percent of the City's renters and 35 percent of the City's owners overpaid. While the proportion of renters overpaying has shown a modest decline over the decade, 22 percent of the City's renters are severely overpaying, spending over half of their income for shelter.

Table II-27 provides a more detailed review of households that experienced a severe housing cost burden (severe overpayment). As would be expected, extremely low-income (0-30% AMI) households were most impacted, with approximately two-thirds of renters and owners spending more than half their incomes on housing. Among elderly renters, about 65 percent of extremely low-income and 41 percent of low income experienced a severe housing cost burden. Among other renter household types, severe overpayment was concentrated among those earning extremely low incomes. Extreme overpayment among homeowners was most prevalent among large and small families.



Table II-27
Severe Housing Overpayment by Type and Tenure 2000

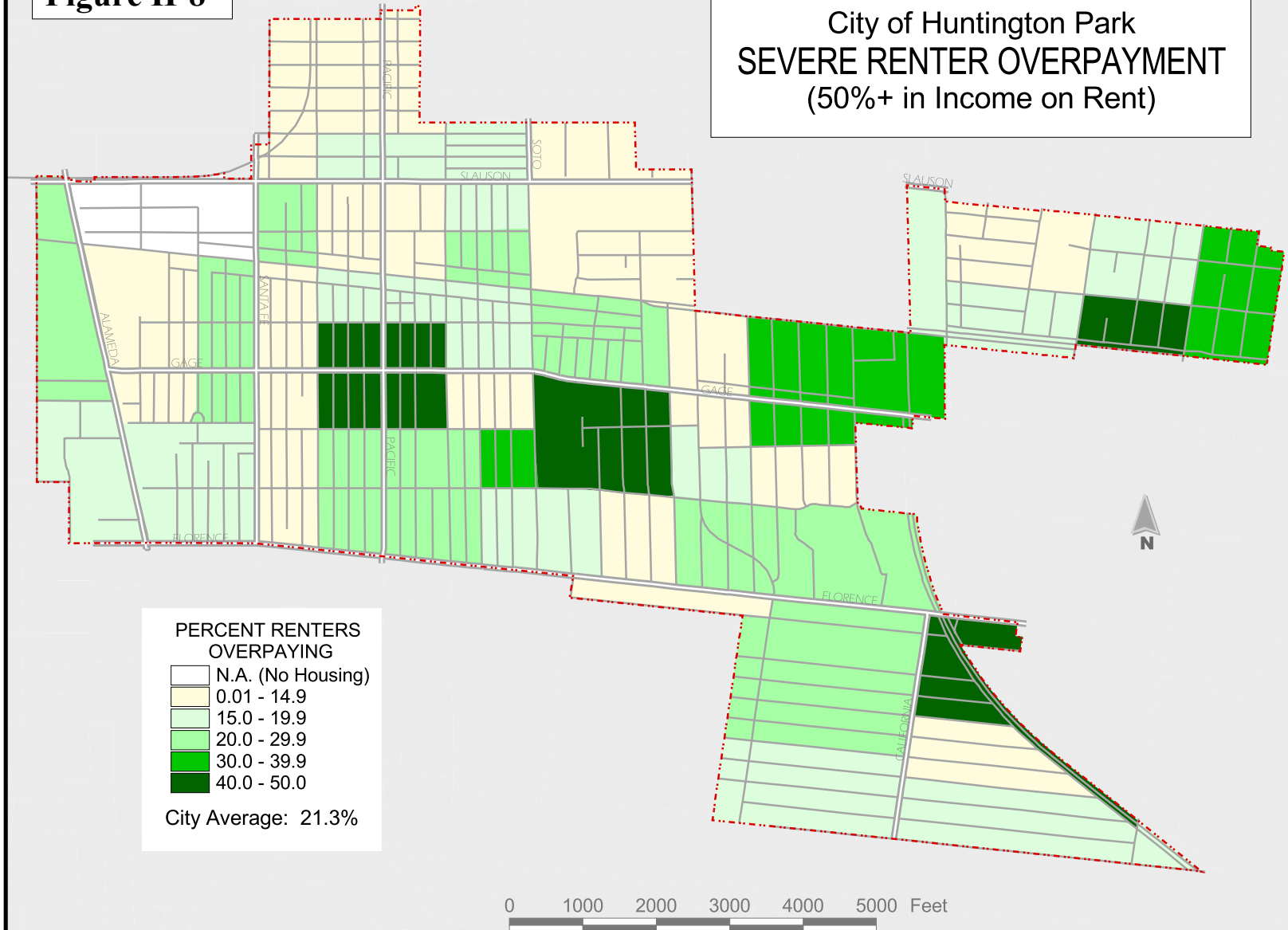
Income Level	Elderly	Small Family	Large Family	Other	Total
<i>Renter Households</i>					
Extremely Low	64.7%	77.3%	65.7%	49.3%	68.2%
Low	40.9%	17.8%	5.8%	13.0%	14.7%
Moderate	16.2%	1.3%	0.0%	5.0%	2.0%
Middle/Upper	10.2%	0.3%	0.0%	0.0%	0.6%
<i>Owner Households</i>					
Extremely Low	38.6%	50.0%	81.0%	100.0%	62.1%
Low	57.4%	78.1%	69.9%	100.0%	70.4%
Moderate	6.5%	57.8%	31.7%	0.0%	36.2%
Middle/Upper	10.9%	5.8%	3.1%	5.1%	4.7%

Source: HUD, CHAS Data Book, 2000.

Figure II-8 shows areas where a higher proportion of renter households experienced severe overpayment compared to the rest of the City. Areas that had a higher incidence of a severe housing cost burden had a strong correlation with areas with high levels of poverty, senior households, and renter overcrowding. The areas where severe renter overpayment occurred more than twice the level of that in the rest of Huntington Park were in Census Tract 5326.05 between Clarendon and Zoe in the CBD, Census Tract 5332.06 south of Gage between Miles and State, Census Tract 5335.02 south of 61st St, and Census Tract 5245.92 east of California and north of Hope.

Figure II-8

**City of Huntington Park
SEVERE RENTER OVERPAYMENT
(50%+ in Income on Rent)**





2. Five-Year Projected Housing Needs

California's Housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes Huntington Park, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for the planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle⁷, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

As defined by the RHNA, Huntington Park's new construction need for the 2008-2014 period been established at 1,013 new units, distributed among the four income

⁷ The 2008-2014 SCAG Housing Element planning period extends beyond the typical five-year planning cycle to provide consistency with projections contained within SCAG's Integrated Growth Forecast



categories as shown in Table II-28. The City will continue to provide sites for a mix of multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

Table II-28
Regional Housing Needs Assessment 2008-2014*
City of Huntington Park

Income Level	Percent of AMI	Units	Percent
Very Low**	0-50%	240	24%
Low	51-80%	150	15%
Moderate	81-120%	170	17%
Above Moderate	120%+	452	44%
Total		1,013	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

* Building permits issued since 1/2006 are credited towards the 2008-2014 RHNA.

** An estimated half of the City's very low income housing needs (120 units) are for extremely low income households.



III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Huntington Park.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The 1996 Land Use Element of the General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated to residential use and the density at which development is permitted. Approximately 42 percent of the total acreage in Huntington Park is allocated to residential uses.

Table III-1 outlines the various residential uses permitted in Huntington Park. Densities up to 20 units per acre are permitted in the City's three residential zones, with densities up to 70 units per acre permitted in the Central Business District, both as stand alone residential and mixed use projects. In addition, the City has a Senior Housing overlay district, which allows a density of 225 units per acre for senior housing, and a Single Room Occupancy (SRO) overlay district, which allows up to 400 units per acre for SRO developments.

**Table III-1
Residential Land Use Designations**

General Plan Land Use Category	Zoning Designations	Maximum Density (units/acre)	Residential Types Permitted
Low Density Residential	R-L	8.7	Low density single-family dwellings
Medium Density Residential	R-M	17.4	Medium density single-family and multi-family structures
High Density Residential	R-H	20	Multi-family housing and condominiums. Senior housing and SRO units in the overlay areas
Central Business District/Residential	C-P, C-N, PP, PV	70 225 - senior housing	Multi-family housing. Senior housing. SROs.
Senior Housing Overlay	R-M, R-H, C-G, PV	225	Senior housing. SROs.
Single Room Occupancy Overlay	C-G	400	SROs

Source: City of Huntington Park 1996 Land Use Element



Residential Development Standards

The City's Zoning Code provides three primary residential zones, mirroring the residential land use categories in the General Plan. High Density Residential is also conditionally permitted in the Commercial Professional (C-P) and Neighborhood Commercial (C-N) zones, with mixed-use and very high density residential conditionally permitted in the PP and PP zones. Table III-2 summarizes the City's standards for residential development.

**Table III-2
Residential Development Standards**

Development Standard	R-L	R-M	R-H	C-P*	C-N*	PP	PV
Density (dus/acre)	8.7	17.4	20, 225 for senior hsg, 400 for SRO	20	20	70, 225 for senior hsg	70, 225 for senior hsg
Min. Lot Area (sq. ft.)	5,000	5,000	15,000	5,000	5,000	5,000	5,000
Lot Width (ft.)	45	45	100	50	50	50	50
Lot Depth (ft.)	80	100	100	0	0	0	0
Front Setback (ft.)	20	15	10	5	5	0	0
Rear Setback (ft.)	10	10	10	0	0	0	0
Side Setback (ft.)	4 feet, plus one foot for each story above one			0	0	0	0
Min. Unit Size (sq. ft.)	1,000	850	Studio - 500 1 bedroom - 600 2 bedroom - 750 3 bedroom - 900 150 for each additional bedroom				
Lot Coverage	45%	55%	65%	1.0 FAR	1.0 FAR	4.0 FAR	None for residential
Structure Height (ft.)	35 2 stories	35	45**	40	30	40	40

Source: City of Huntington Park Zoning Code, 2001

* C-P and C-N zones allow residential, subject to a CUP

** Building heights may be increased up to 100 feet by the Planning Commission as part of a Development Permit application.

The Central Business District in the General Plan is divided into two separate zoning districts: PP (Pacific Paseo) and PV (Pacific Village). The PP zone extends along Pacific Boulevard, the City's primary retail shopping district as well as a major regional shopping destination for the Hispanic population of Southern California. Within the PP zone, retail or office uses are required on the ground floor, with multi-family residential,



senior housing and SROs all permitted above the ground floor.¹ The PV zone extends along the more residentially oriented streets which run parallel to Pacific Boulevard, including Rugby, Rita and Seville Avenues. Stand alone multi-family residential uses are permitted in the PV zone, without a requirement for ground floor commercial.

The PP and PV zoning standards have facilitated the development of higher density housing in the Central Business District, including the following projects:

- Casa Rita – 103 apartments (45 affordable) on 1.1 acres
- Rita Court – 64 condominium units (39 affordable) on .47 acres
- Rugby Senior Apartments – 184 units (74 affordable)
- Casa Bonita – 80 senior apartments (all affordable) on 1.1 acres
- Casa Bella – 15 owner units (7 affordable)
- Tyson (undergoing entitlements) 84 apartments (12 affordable) on 1 acre
- Golden Pacific (undergoing entitlements) – 242 condos (36 affordable) on 4.6 acres

With adoption of the Downtown Specific Plan (2008), the PV and PP zone districts are divided into four downtown districts: A, B, C and D. As the entirety of the Downtown residential sites contained in the Housing Element sites inventory fall within District C, the following describes the standards established in the Specific Plan for this District.

District C, or the “Neighborhood District” is wholly contained within the PV zone, and extends along the residentially oriented streets which run parallel to Pacific Boulevard - Rugby, Rita and Seville Avenues. Multi-family is the primary allowed use, with some neighborhood-oriented uses allowed as a supporting use. Residential is permitted without a requirement for commercial uses. District C development standards can be summarized as follows:

Floor Area Ratio	2.0 FAR (for mixed-use)
Residential Density	70 units/acre (for stand alone residential)
Height (Max)	50 feet
Setbacks (Min)	Street Front 10 ft Side 0 ft Rear 10 ft
Common Open Space	200 sf/du (100 sf/du may be met by in-lieu fee)
Private Open Space	200 sf/du (50 sf/du may be met by add'l common space)

The City has adopted the following parking requirements for residential development:

Single-family detached:	2 spaces in garage
Single-family attached:	2 spaces in garage, 1 uncovered guest space/3 units
Multi-family residential:	2 covered spaces + 1 uncovered guest space/3 units

¹ Residential entrances and lobbies are however permitted on the ground floor, and for projects under ten units, the required accessible unit may be located on the ground floor in a non-street fronting location.



Senior Housing:	1 space/2 guest rooms
Second Dwelling Units:	2 spaces in garage or carport (to be reduced to 1 space as part of updated second unit ordinance)
Single Room Occupancy:	1 space/4 guest rooms

With over 21,000 persons per square mile, Huntington Park has one of the highest population densities in the State. Associated with this dense population is a high density of automobiles within the City's three square mile jurisdiction. The California Department of Motor Vehicles identified 41,671 registered automobiles, motorcycles, trailers in the Huntington Park zip code (90255) in 2006, translating to approximately 2.8 vehicles per household. The City's single and multi-family parking standards of two spaces per unit are established to provide adequate on-site parking to address the needs of Huntington Park's predominately large family households. However, the City recognizes the added costs parking contribute to development, and studies which document lower rates of automobile ownership within affordable housing developments. Therefore, the City has included a program within the Housing Element to provide for reduced parking for developments with an affordable housing component.

Within the Central Business District, the Downtown Specific Plan (2008) allows for fulfillment of off-street parking requirements through payment of an in-lieu parking fee for properties within 500 feet of a public parking. For properties within 1,250 feet of a public parking lot, 50% of the off-street parking requirement may be fulfilled through payment of an in-lieu fee. Furthermore, the Downtown Specific Plan provides for the following reduced parking requirements for multi-family residential:

Multi-family residential in the CBD:

<800 sq.ft. units	1.5 covered spaces + 1 uncovered guest space/6 units
>800 sq.ft. units	2 covered spaces + 1 uncovered guest space/4 units

As a means of facilitating the provision of affordable units





In addition to the basic zoning districts, Huntington Park has adopted several provisions within its Zoning Code that facilitate a range of development types and encourage affordable housing:

Density Bonus/Affordable Housing Ordinance

One regulatory tool the City uses to support development of affordable housing is through its Density Bonus/Affordable Housing ordinance, providing a density bonus and one additional regulatory incentive in exchange for the inclusion of affordable units. The ordinance identifies specific regulatory incentives that may be granted, including decreased parking standards, increased height, and reduced setbacks, among other items. Units must remain affordable for at least 30 years, or where Redevelopment funds are involved, 45 years for ownership units and 55 years for rental units. The City is currently processing a density bonus request, with a second density bonus request on the Carmelita Avenue greenhouse parcel.

The State legislature has amended section 65915 of the California Government Code which regulates affordable housing density bonuses, providing a tiered system of density bonuses ranging from 20-35% and up to three development incentives/concessions, depending on the proportion of affordable units and level of income targeting. The Housing Element update includes a program for the City to update its Density Bonus/Affordable Housing ordinance to conform with these new State requirements.

Zero Lot Line/Small Lot Residential Development

The City's Zoning Ordinance permits zero lot line/small lot developments within the R-H and R-M zoning districts, subject to approval of a Development Permit by the Community Development Director. to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development can be summarized as follows:

Minimum Lot Size:	3,050 sq. ft.
Access:	Alleys may be permitted to provide vehicular access
Minimum Lot Frontage:	30 ft. (20 ft. for lots fronting public street and alley)
Minimum Setbacks:	
Side	5 ft from side/street right-of-way
Rear	5 ft from rear alley (public right-of-way)
Open Space:	400 feet private outdoor open space
Parking:	2 spaces in garage; tandem parking may be permitted in garage on parcels without alley access.



Development standards not specified in the small lot ordinance are defined by the respective residential zone district the property is located in.

Development Standards for Senior Housing

The City's Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55+). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay, or the underlying residential density within other zoning districts. A reduced parking ratio of one space for every two guest rooms is provided. The minimum floor area for each unit is as follows:

Studio:	410 square feet
One-bedroom:	570 square feet
Two-bedroom:	670 square feet

The City's standards have been used to accommodate several senior housing developments in the City, as listed in Table II-25 of the Housing Needs Assessment.

Condominium Conversions

The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval of a conversion, the Commission must find the following:

- The project would not adversely affect the supply and availability of rental housing in the City or within a specified area of the City
- At least 25% of the project's tenants qualify for purchase of units

Additional tenant protections include: direct noticing of the public hearing on the proposed conversion; minimum 120 day notice to vacate if the conversion is approved; allowance for tenants with children to extend their lease until the end of school year; tenant right of first purchase; and arrangement for equivalent housing facilities (at the tenant's expense) for tenants purchasing units but temporarily displaced by renovations.



2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-3 summarizes the housing types permitted in each of the Huntington Park zoning districts.

**Table III-3
Housing Types by Residential Zone Category**

HOUSING TYPES PERMITTED	Zoning District							
	R-L	R-M	R-H	C-P	C-N	C-G	PP	PV
Single-Family	P	P	P					
Multiple-Family		D	D	C(D)	C(D)		C(D)*	C(D)
Single Room Occupancy (SRO)			C(D)				C(D)*	C(D)
Manufactured Housing	D	D	D					
Second Units	C(P)							
Condominiums	D	D	D				C(D)*	C(D)
Small Lot Residential Developments		D	D					
Care Facilities (6 or fewer)	P	P	P					
Care Facilities (7 or more)	C	C	C					
Transitional Housing		(D)	(D)	To be provided as part of Housing Element				
Emergency Shelters	To be provided by right in MPD zone as part of Housing Element					C		
Convalescent Homes		C	C	C	C	C		

D=Development Permit P=Permitted C=Conditional Use Permit

* Residential uses only allowed above ground floor commercial in PP zone

(P), (D) Housing Element Program #12 to change current permitting procedures



Manufactured Housing/ Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following:

Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.

Huntington Park permits manufactured housing on permanent foundations in all residential zone districts, subject to a Development Permit. The Permit process requires review by the Community Development Director to ensure compatibility of the manufactured home with surrounding uses. The City has adopted the following development standards to govern the installation of mobile and manufactured homes: 1) homes shall have a minimum eave projection of 2 feet on at least 2 opposite sides, with at least 1 foot on any one side; 2) roofs must have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material; 3) exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and 4) homes shall have a minimum width of 20 feet, unless part of any approved modular style. These architectural requirements are within the parameters of State law, and do not serve as a constraint to manufactured housing.

Group Care Facilities

Section 1566.3 of the California Health and Safety Code requires residential facilities which serve six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities - such as a conditional use permit, zoning variance or other zoning clearance - than is required of a family dwelling of the same type in the same zone. The Huntington Park Zoning Code permits group homes serving six or fewer persons by right in all residential zones (R-L, R-M, R-H), and



does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone.

The Health and Safety Code further states that no local zoning ordinance can include residential facilities which serve six or fewer residents in the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any way from a family dwelling. In compliance with the State statutes, the City's Zoning Ordinance provides the following definition of group home facilities:

"Group home" means facilities providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Includes: children's homes; board and care homes; transitional houses; self-help group homes. Note: Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition.

Due to the unique characteristics of larger (more than six persons) group care facilities, most jurisdictions require a CUP to ensure neighborhood compatibility in the siting of these facilities. The Huntington Park Zoning Code provides for group care facilities with more than six occupants in R-L, R-M and R-H zone districts, subject to approval of a CUP by the Planning Commission. The required findings for approval of a CUP in Huntington Park are directed towards ensuring compatibility of the proposed use and not tied to the user, and therefore are not viewed as a constraint per se to the provision of community care facilities (refer to Section 6 - Processing and Permit Procedures for a listing of the City's required CUP findings).

The City's Zoning Ordinance provides the following definition for convalescent homes:

"Convalescent home" means a licensed facility which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions. (Includes "Nursing Home" and "Rest Home").

Huntington Park permits convalescent homes with a CUP in the R-M and R-H zones, as well as the C-P, C-N, and C-G zone districts.

The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under



the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

In response to these court rulings, the City of Huntington Park has adopted the following definition of “family” within the Zoning Ordinance:

“Family” means one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family.

Huntington Park’s zoning regulations do not constrain the provision of group housing and housing for persons with disabilities. The City does not impose any spacing requirements between residential care or other special needs facilities, and does not impose any occupancy standards for unrelated adults which differ from those for families. The City provides reduced parking and unit sizes for senior and disabled housing within the Senior/Affordable Housing Overlay, and has incorporated a new policy within the Housing Element to broaden this to encompass special needs housing on a Citywide basis. Review of the State’s Community Care Licensing reveals two adult residential care facilities in Huntington Park - a 12 bed facility and a 24 bed facility.

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. Transitional housing facilities are not defined as a discrete category within the City’s Zoning Code, and depending on the project’s physical structure would either be regulated as 1) “group care,” and depending on the number of occupants, permitted/conditionally permitted in all residential zones; or 2) “multi-family residential.” However, recent changes in State law (SB 2 - effective January 2008) require transitional housing to be treated the same as any other residential use within the same zone. The Housing Element includes a program for the City to modify its zoning ordinance consistent with these new requirements.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Huntington Park regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility.



The Huntington Park Zoning Ordinance defines “emergency shelters” as follows:

“Emergency shelter” means a nonprofit, charitable or religious organization providing boarding and/or lodging and ancillary services on its premises to primarily indigent, needy, homeless or transient persons.

The Zoning Code currently provides for emergency shelters in the General Commercial (C-G) zone with a Conditional Use Permit. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), Huntington Park has an estimated homeless population of approximately 50 persons. In compliance with SB 2, Huntington Park has conducted a review of its zoning districts and determined the Industrial/Manufacturing Planned Development (MPD) zone is best suited to most conducive to house an emergency homeless shelter. This MPD zone district provides for service commercial, business and industrial uses, and extends along several of the City’s major corridors, including Soto, Slauson, Randolph and Alameda, all of which have good proximity to transit (bus service). The City’s Land Use Element identifies over 200 acres of MPD designated land, accounting for the reduction of MPD acreage resulting from several rezonings to accommodate commercial use. While there are a limited number of vacant MPD parcels, a large number of MPD properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use.

The City has included a program within the Housing Element to modify the Zoning Ordinance to permit shelters in the MPD zone by right, subject to the same development and management standards as other permitted uses in the zone. The City’s MPD development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 5,000 sq ft
- Floor Area Ratio: 1:1
- Building height: none
- Front yard setback: 5 ft
- Side and Rear Yard setbacks: none.
- Outside storage: Confined to rear of structure, or rear half of site, and screened from public view.



In addition to application of MPD development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly;
- Off-street parking based on demonstrated need;
- The size and location of exterior/interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. The City's General Plan and Zoning establish an SRO Overlay District, permitting SROs up to 440 units/acre, as well as permitting SROs in the Pacific Paseo District at densities of 70 units/acre, and in the High Density Residential District at 20 units/acre.

The City has adopted standards to regulate the development and operation of SROs , including:

- Maximum occupancy of one tenant
- Minimum unit size of 150 square feet (excluding toilet compartment)
- Toilet and sink in room separate from living space
- If complete bathrooms not provided in each unit, shared showers to b provided on each floor
- If kitchens not provided in each unit, common kitchen facility shall be provided on each floor
- Management Plan submitted for review with Conditional Use Permit

The City recognizes that SROs can play an important role in addressing the range of housing needs in Huntington Park, and are particularly suitable for recent immigrants as they gain meaningful employment and assimilate into American culture. As a means of further facilitating the provision of SROs, the City will eliminate the current requirement for a Conditional Use Permit, and approve SROs through a Development Permit process.



Second Units

Huntington Park's Zoning Code defines second units as: an additional dwelling unit having separate living and sanitation facilities, attached or detached from an existing single-family dwelling on a parcel zoned for single-family or multi-family use and as further defined in State Law (Government Code 65852.2). (Includes "Granny unit" or "Guest house").

State law requires jurisdictions to provide for the establishment of second units in residential zones. Until recently, localities had considerable leeway in setting their own standards governing second units through adoption of a local ordinance. In 2002, the California courts invalidated provisions of Santa Monica's second unit ordinance which limited occupancy to the property owner, dependent, or caregiver of the owner or dependent. The following year AB 1866 took effect, requiring a ministerial permit process for second units, which means without a public hearing or discretionary approval. AB 1866 also establishes maximum parking requirements of one space per unit, unless a finding is made that additional parking requirements are directly related to the use of the second unit and are consistent with existing neighborhood standards.

Huntington Park adopted a local second unit ordinance prior to the passage of AB 1866. While the City provides for second units in the R-L zone district, the ordinance currently requires a CUP and two covered parking spaces. The City's standards require a minimum 6,500 square foot lot size for a second unit, and minimum parcel width of 50 feet and depth of 80 feet. The size of the additional unit shall not exceed 30 percent of the existing living area of the main dwelling for an attached second unit, or 750 square feet for a detached unit.

Until the City revises its second unit ordinance consistent with AB 1866 to eliminate the CUP requirement and reduce parking to one space per unit, the City processes second unit applications consistent with State requirements. The City is in the process of undertaking clean-up amendments to the Zoning Code, and will integrate changes to the second unit ordinance to bring it into compliance with State law.



4. Development Fees/Assessments and Improvements

The City imposes processing fees as part of its responsibility to regulate development. The fees cover the actual costs required for processing and providing services and facilities. In general, the fees charged by the City are low relative to other communities, and do not constitute an actual constraint on housing production. Table III-4 identifies the City's planning and development fees on residential development.

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of \$100,000 are subject to the program, and are required to provide publicly visible art as part of their project, such as sculptures, murals or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

In 2004, the City adopted parkland dedication and/or in-lieu parkland (i.e. "Quimby") fees on residential development. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The intent of the parkland dedication and/or fee requirement is to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The amount of the fee is based on approximately 359 square feet per acre of the residential project, multiplied by the fair market land value, currently equating to a Quimby fee of approximately \$5,500 per unit. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.



**Table III-4
Planning and Development Fees**

Type of Request	Fee
Minor Development Permit	\$225
Major Development Permit	\$1,500
Preliminary Plan Reviews	\$200
Development Permit Amendment	\$400
Conditional Use Permit, Variance	\$1,750
Zone Change	\$2,000
General Plan Amendment	\$3,000
Tentative Tract Map	\$1,750
Tentative Parcel Map	\$1,750
Development Agreement	\$2,000
Environmental Assessment	
With Categorical Exemption	\$230
With Negative Declaration	\$430 + State Fees
With Mitigated Negative Declaration	\$600 + State Fees
Environmental Impact Report	Consultant fee + 25% admin fee
Quimby/Park Development Fees	\$5,500/unit
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Approx. 85% of building permit fees
Building and Safety Permit Fees	Approx. 1.5% of valuation

Source: City of Huntington Park Community Development Department, January 2008.

As a means of assessing the cost that fees contribute to development in Huntington Park, the City has calculated total Planning, Building and Engineering fees associated with a large condominium development in the downtown, typical of the type of development occurring in the City. As indicated in Table III-5, fees for this 151 unit project, valued at an estimated \$24 million, run about \$2.6 million, translating to approximately \$17,300 per unit. In comparison with the City's median condominium sales price of \$357,000 (refer to Table II-20), the City's development fees constitute less than five percent of the unit sales price. In summary, Huntington Park's fees are comparable, if not lower, than those in other cities, and do not constitute a constraint to the production or improvement of housing.



**Table III-5
Total Project Development Fees**

Type of Fee	Fee Amount	Total Project Fee (Condominium Project)
Planning Fees		
Development Permit	\$1,500	\$1,500
Conditional Use Permit	\$1,750	\$1,750
Tentative Tract/Parcel Map	\$1,750	\$1,750
Environmental (Mitigated Neg Dec)	\$600 + State (\$1,876) & County (\$50) Fees	\$2,526
Quimby/Park Development Fees	\$5,500 per unit	\$825,000
Publicly Visible Art Fee	1% of total valuation	\$240,000
SubTotal Planning Fees		\$1,072,526
Building and Safety Fees		
Plan Check	Approx. 85% of building permit fees	\$306,000
Building and Safety Permits	Approx. 1.5% of valuation	\$360,000
Grading		\$6,993
NPDES/SUSMP		\$2,100
School Fees	\$4.18 per square foot	\$658,000
SubTotal Building and Safety Fees		\$1,333,093
Engineering/Public Works Fees		
Public Works Fees		\$3,300
Parcel Map Fees		\$5,000
Sewer Connection Fees	\$1,324 per unit	\$199,924
SubTotal Public Works Fees		\$208,224
TOTAL FEES		\$2,613,843
TOTAL FEES PER UNIT		\$17,310

Note: Calculations based on an estimated \$24 million building valuation for 151 condominium units to be developed on vacant parking lot site.

5. Site Improvements

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers of single and multiple family residential projects are required to pay development impact fees to fund capital improvements for parks and public safety services proportional to the demands placed on these services by the project. Developers are also required to provide infrastructure necessary for utility connections to the project, including water, electric and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. For



larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements that are required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees.

Developers of projects that will include streets are required to install the streets, curbs, gutters, sidewalks, utility systems and landscaping. These facilities are typically dedicated to the City. Huntington Park's street design requirements are in compliance with HUD guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 40 feet curb-to-curb, within a 60 to 66 foot right-of-way. Since Huntington Park is a built-out community, most residential projects are relatively small and not of a size that warrants a circulation system other than private driveways. Developers are responsible for installing all improvements and utilities necessary for the private driveways pursuant to City standards.

6. Processing and Permit Procedures

The evaluation and review process required by the City contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. In Huntington Park, the review process is governed by just two levels of decision-making bodies: the Planning Commission and City Council.

Average processing time varies depending on project complexity. The typical review process for a single-family residence usually consists of an "over-the-counter" plan check with the Planning Division in which plans are checked for compliance with applicable codes and development standards. From there, a property owner brings their plans to the Building and Safety Division for submittal of the plans into plan check. For smaller projects, such as residential remodels and additions, a Building and Safety Division plan check engineer may be able to provide an "over-the-counter" plan check and a property owner would be able to obtain their building permits the same day.

For all new single-family dwellings and multi-family residential projects, a property owner will submit their plans with the Building and Safety Division for plan check. Depending on the quality of plans submitted, the entire process could take as little as 10 days but may take longer if subsequent plan checks are required. The average processing time for plan check/building permits in Huntington Park is one month.

While not required, when an applicant submits for a discretionary entitlement, Staff recommends that a Preliminary Review be submitted. The Preliminary Review allows Staff to comprehensively review the proposal and work with the applicant to resolve any issues prior to the formal application submittal. Additionally, Staff provides the applicant with a recommendation and conditions of approval that will be recommended to the Planning Commission, allowing the applicant the opportunity to work with Staff



and decide whether to move forward. The initial Staff review in the Preliminary Review Process is two weeks. Once the revised plans are re-submitted, the second review is an additional two weeks and the applicant is provided with Staff's recommendation and conditions during this review.

Multi-family residential projects typically require some type of discretionary action by the Planning Commission: projects within residential zones require a Development Permit, whereas projects within commercial and mixed-use districts require a Conditional Use Permit (refer to Table III-3). Once the optional Preliminary Review process is complete, the formal submittal for Planning Commission review averages 4 to 6 weeks. This limited amount of additional time for discretionary review of multi-family projects does not significantly impact project costs, and has not served as a constraint to multi-family development.

Design Guidelines

The City's Community Development Director may refer to design guidelines adopted by the Council to provide guidance to applicants seeking to comply with the requirements of the Zoning Code. The design guidelines are to be used by property owners, developers, architects, landscape architects and designers in the planning and design of projects in the City. The design guidelines are intended to communicate the desired qualities and characteristics of development and are intended to promote quality design that is sensitive to its neighborhood context, adjacent structures and the General Plan's Urban Design Goals. The design guidelines are used by staff, the Director, Commission, and Council as adopted criteria for the review of development proposals, including architectural design and details of structures, site layout, pedestrian and vehicular circulation, and compatibility with the surrounding area.

The City's Zoning Code also provides development standards for residential development throughout the City's residential zones. These standards address factors such as minimum lot dimensions and area, building setbacks, lot coverage, distance between structures, density, and other similar characteristics. Additional standards regulating the provision of landscaping, off-street parking, exterior lighting, private open space, and other amenities are also found in the zoning code.

Residential and mixed use development within the Downtown Specific Plan is subject to standards currently found in the Zoning Code as well as additional standards applicable to the Downtown Specific Plan Zones. Such standards are created to ensure residential development within this zone is compatible in architectural design and scale, and functions appropriately with the surrounding commercial and mixed-use areas. The goals of the Downtown Specific Plan include the provision of public amenities which are to be used to establish a particular type of ambiance in the City's Downtown area. Private development must also be compatible with this vision; therefore, projects within the Plan must also be reviewed for compliance with this criterion.



Discretionary Approval

Once the Director determines that a project adequately meets adopted City standards and design guidelines, based upon required findings, the proposal can then be presented to the Planning Commission during a public hearing. The Planning Commission then reviews the project, addressing any potential concerns, and requesting any additional modifications necessary to generate a project which is most compatible with the goals and objectives of the City's zoning standards and design guidelines.

The City utilizes a Development Permit as its process for site plan review. The Development Permit focuses on the design of the project, and is approved by the Planning Commission subject to the following findings:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/ site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

In projects requiring a Conditional Use Permit, the Commission's approval is subject to the following findings:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of CEQA and the City's Guidelines;
4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other



permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and

6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The City recognizes that the Development Permit is a more appropriate tool to ensure the compatibility of residential uses within commercial districts than a Conditional Use Permit, which focuses on the use rather than the design. Therefore, the Housing Element includes a program to modify the required entitlement from a CUP to a DP for multi-family residential within the C-P, C-N, PP, and PV zones (refer to Table III-1). SROs will also be entitled through a Development Permit. In addition, to provide greater certainty to project applicants, the City will modify the language in DP Finding #7 to eliminate subjective terminology including “public interest” and “public convenience.”

Administrative Variances

When residential development projects propose to deviate significantly from applicable codes, a zone variance is required. The City does offer a waiver of development standards for variances deviating less than 10 percent from the Code, referred to as a “Minor Variance.” Minor Variances are minor adjustments from the standards and granted only when, because of special circumstances applicable to the property, the strict application of this Code denies the property of privileges enjoyed by other property located nearby and in an identical zoning district. Minor Variances do not require a public hearing or notice and may be granted by the Director of Community Development. The request, however, may be referred to the Planning Commission for consideration.

7. Building Code and Accessibility Accommodations

The City adopts the latest editions of the State Uniform Building and Housing Codes (Volumes 1, 2 and 3, published by the International Conference of Building Officials in 1997), which establish minimum construction standards necessary to protect the public health, safety and welfare. The local enforcement of this code does not unduly constrain the development of housing. One of the most effective ways for reducing time delays and ensuring a smooth operation of the application process is the pre-submittal exchange of information and problem solving that takes place on most projects.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable



accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Park allows property owners to build ramps into residential structures to allow first floor access for physically disabled residents. According to the City's Planning Manager, ramps of up to 18" in height are allowed by right as an encroachment in the front setback of any residential zone. These provisions eliminate the need to obtain a zoning variance. The City also contracts with Veterans in Community Services to provide up to \$3,000 grants for minor home repairs and accessibility improvements, and completes improvements to approximately 30 residential units on an annual basis.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for people with disabilities. As described earlier in this section, the City allows residential care facilities with six or fewer persons by right in all residential zoning districts, and facilities with seven or more persons in residential zones subject to approval of a CUP by the Planning Commission.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. The Building Department ensures compliance with ADA and Fair Housing Act requirements as part of the plan check process. Residential projects assisted using state or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. While Huntington Park has not identified any constraints to housing for persons with disabilities, the City has not developed specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests, the City has included a program in the Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.



B. MARKET CONSTRAINTS

Various factors not under the control of government also affect the cost, supply and distribution of housing. These factors include: land cost, construction costs, and availability of financing.

1. Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. In Huntington Park, based on a recent land appraisal of one of the City's downtown parking lots for potential housing use, land was valued at \$30/square foot. The availability and price of land are potential constraints to the development of housing for all income levels.

Another major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.² Construction costs for medium density (25 du/acre) apartment development run around \$150,000 per unit, including \$10,000/unit for structured parking. Hard construction costs for development of low density (15 du/acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions and availability of a range of credit options to residents in all neighborhoods regardless of race, gender, income or location. The following discussion analyzes residential lending in Huntington Park as well as issues affecting equal access to credit.

² Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.



Residential lending activity in Huntington Park is high, with a total of 4,960 applications for home purchase, refinance and home improvement loans in 2005. Continued favorable interest rates in 2005 resulted in loans for refinancing comprising the majority (61%) of total loan applications in Huntington Park, followed by home purchase loans (31%), and loans for home improvements (8%).

Table III-6 presents the disposition of all 4,960 loan applications in Huntington Park by applicant income. In total, 63% of all loan applications were approved and 21% were denied. The remainder of the applications were either withdrawn by the applicant or the file was closed due to incompleteness. In comparison, 2005 HMDA statistics for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA) evidence similar loan approval rates (61%) and denial rates (20%) to Huntington Park applicants. This comparability with County-wide averages is particularly impressive as Huntington Park had a higher proportion of low-to-moderate income loan applicants than the County (37% compared to 25%). Mortgage financing appears to be available to Huntington Park residents in all census tracts, with each tract evidencing between 100-500 residential loan applications for refinancing, home purchase, or home improvements during 2005.

Table III-6
Status of Loan Applications by Income - 2005

Applicant Income	Applicants by Income Group	% Approved w/in Income Group	% Denied w/in Income Group	% Withdrawn/Incomplete w/in Income Group
< 50% MFI	104	35%	46%	19%
50-79% MFI	431	48%	35%	17%
80-119% MFI	999	61%	20%	19%
>= 120% MFI	2,573	61%	21%	18%
Not Available	653	85%	6%	9%
Total	4,760	63%	21%	16%

Source: Home Mortgage Disclosure Act Data, 2005. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated, applications approved but not accepted, and loans purchased by lending institution.

Status of Loan Application by Type of Loan

Table III-7 provides information on the status of residential loan applications in both the City and County by type of loan. As illustrated by this table, home purchase and refinancing loan applications in Huntington Park evidenced comparable approval rates, at 65% and 63% respectively. Applications for home improvement loans however evidenced a significantly lower approval rate, at 54%. In general, home improvement loans have a higher denial rate compared to mortgage loans because homeowners may have a high debt-to-income ratio as a result of an existing home mortgage or refinance loan.



In comparison to total loan applications County-wide, approval rates In Huntington Park were 2% lower for home purchase loans, 5% higher for refinance loans, and equivalent for home improvement loans.

Table III-7
Status of Loan Application by Loan Type - 2005

Loan Type	% Approved		% Denied		% Withdrawn or Incomplete	
	Hunt. Park	LA Co.	Hunt. Park	LA Co.	Hunt. Park	LA Co.
Home Purchase	65%	67%	20%	18%	15%	15%
Home Refinance	63%	58%	19%	20%	18%	22%
Home Improvement	54%	54%	33%	28%	13%	18%
Total	63%	61%	21%	20%	16%	19%

Source: Home Mortgage Disclosure Act Data, 2005. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated, applications approved but not accepted, and loans purchased by lending institution.



IV. HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of Huntington Park. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

1. Vacant and Underutilized Sites

Huntington Park is a highly urbanized community that essentially has no remaining vacant land for development. As a means of providing additional areas for residential growth, the City's 1991 General Plan established two major housing opportunity areas: the Central Business District (CBD)/Residential designation and the Senior Citizen Housing designation. These two districts provide targeted areas for high density infill development, and reflect the primary areas of the City where residential development has occurred over the past several decades and is continuing to occur, with several large scale development projects in the entitlement stage. A modest amount of future residential growth may also occur through infill in multi-family residential areas, and on underutilized neighborhood commercial corridors. The residential sites analysis evaluates development potential in each of these areas.

As now required under Housing Element law, the City has conducted a comprehensive, parcel-specific analysis of sites with reasonable potential to develop during the 2008-2014 Housing Element planning period. Targeted sites were initially identified through field surveys to determine groupings of vacant and underutilized parcels with potential for consolidation and redevelopment. This initial sites map was then refined based on review of aerial photos and the assessor parcel database to evaluate consolidation potential and to eliminate properties with improvements built after 1980. Sites with current development interest were also added, as were municipal parking lots in the downtown. The final parcel specific sites inventory is included in Appendix B of the Housing Element, whereas the results of this analysis are summarized in Table IV-1 and depicted on Figure IV-1 which follows.

As shown in this Table, over 16 acres of vacant and underutilized land has been identified as suitable for redevelopment during the planning period, providing for nearly 900 net additional units in the City.¹ The following discusses this development potential by zoning district.

¹ Sites with projects undergoing entitlements are not included in this inventory, and are discussed separately later in this section.



**Table IV-1
Suitable Residential Development Sites**

Zoning Designation	Realistic Density	Acreage	Potential Net Dwelling Units
Medium Density Overlay (MDO)	17.4 du/acre	2.3	31
High Density Residential (R-H)	20 du/acre	1.9	26
Commercial Neighborhood (C-N)	20 du/acre	5.2	79
Pacific Village (PV)	60 du/acre	4.4	236
Affordable Housing Overlay/ Senior Housing Overlay	60 du/acre 170 du/acre	2.8	161 - 484
Total		16.6	533 - 856

Medium Density Overlay (MDO): As part of the 1996 Land Use Element update, the City established a Medium Density Residential Overlay District extending the length of Santa Fe Avenue through Huntington Park. The intent of the overlay was to introduce medium intensity residential uses as a means of revitalizing this aging commercial corridor; the entire corridor falls within the Santa Fe Redevelopment Project Area. The 17 unit Santa Fe Village provides an example of a project developed within the Medium Density Overlay. The sites inventory in Appendix B identifies two areas along Santa Fe with potential for consolidation of adjacent vacant and underutilized parcels: one area at Gage includes three parcels under single-ownership, and another area in the 6500 block includes two vacant parcels with adjacent marginal uses. In addition to these two consolidation areas, three other single parcels have been identified on Santa Fe with existing uses suitable for replacement, as confirmed by assessor parcel data which identifies an improvement to land value ratio of less than 60% and structure age between 1920-1946.

To further verify the ability to achieve maximum R-M densities while complying with all applicable development standards, City staff developed a sample site plan for a prototypical R-M project on a 7,500 square foot lot. The site plan illustrates compliance with development standards such as parking, height limits, lot coverage and setbacks, and the achievement of three, two-story units, equating to the maximum 17.4 unit/acre density under zoning. A copy of this sample site plan has been included in Appendix C to the Element.

High Density Residential (HDR): The City's Community Development Commission (CDC) has issued a Request for Proposal for an affordable housing development on a 1.9 acre HDR site within the Neighborhood Preservation Redevelopment Project Area in northeast Huntington Park. The site is comprised of an existing greenhouse, eleven undermaintained rental units, and an adjacent vacant parcel. The parcels are currently

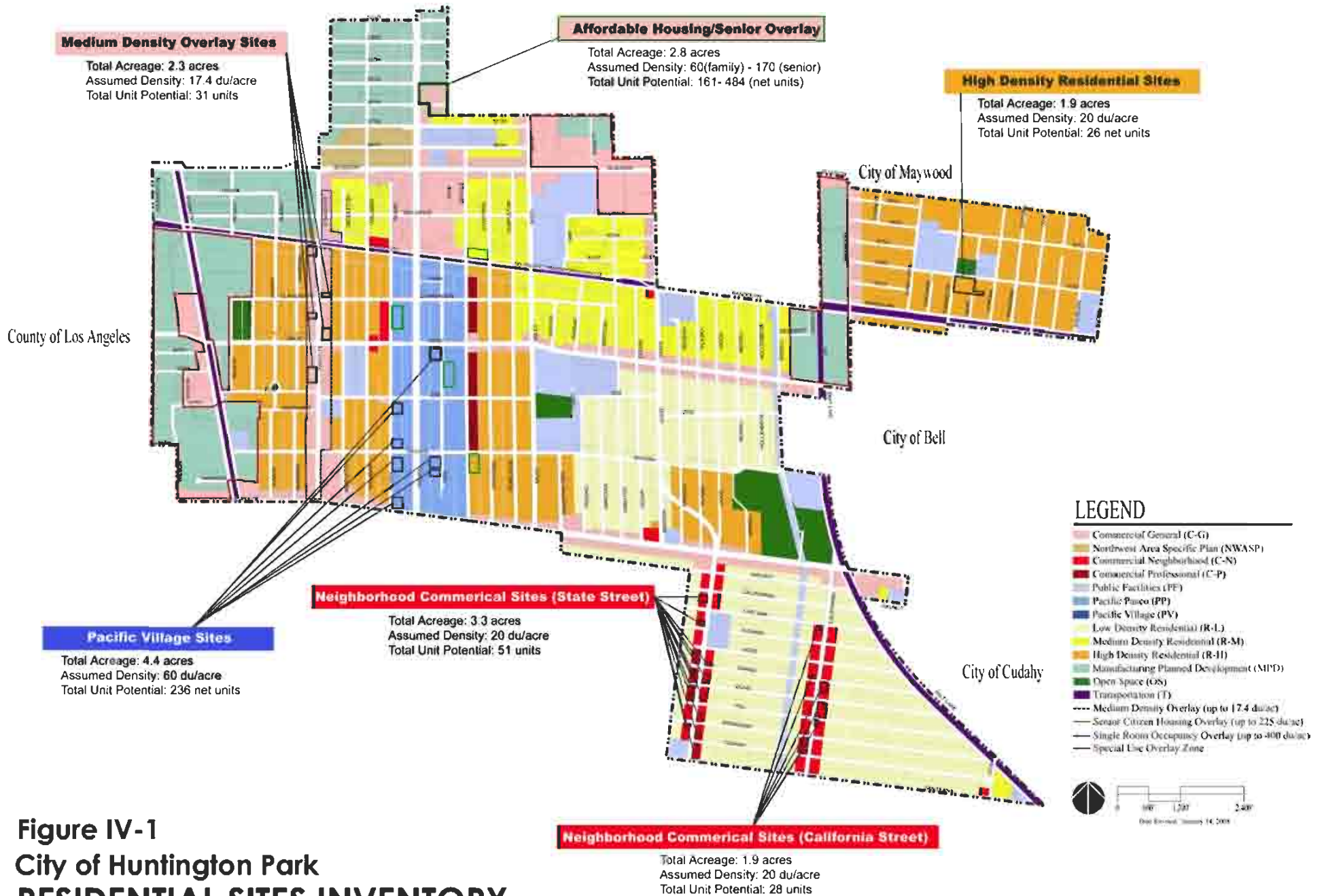


Figure IV-1
City of Huntington Park
RESIDENTIAL SITES INVENTORY



under private ownership, but the Agency is prepared to assist with acquisition of the properties. This combined 1.9 acre site could accommodate 37 units at the HDR density of 20 units/acre, with up to 50 units permitted through density bonus provisions. The CDC goals for development of the site include: creating affordable family housing (2-3 bedrooms); serving as a catalyst for neighborhood revitalization; and leveraging with outside funding to enhance affordability, including tax credits. The CDC has received two proposals for the site, one which proposes using a density bonus to achieve 47 units on the site.

Similar to the R-M prototype, City staff have produced a sample site layout for development on an R-H parcel in compliance with all applicable development standards. The 1.7 acre sample parcel reflects the current greenhouse site (prior to consolidation), and under the base R-H zoning regulations, can accommodate 34 units, translating to 20 units/acre. This site plan, included in Appendix C, illustrates that Huntington Park's multi-family development standards do not limit the ability of property owners to fully develop their properties and do not serve as constraints to development.

Commercial Neighborhood (C-N): The City's Zoning Code permits high density residential uses within areas designated Commercial Neighborhood, and has identified numerous parcels along California Avenue and State Street for recycling. Both of these commercial corridors run through stable single-family neighborhoods and are characterized by a mix of marginal commercial uses, auto repair shops, and small stores with an attached residence. Structures were built anywhere from the 1920s to 1950s, and are generally in poor condition; none of these existing structures is on the City's inventory of historic resources. The sites inventory includes only those Commercial Neighborhood parcels suitable for recycling and consolidation with adjacent underutilized parcels. State Street falls within a Redevelopment Project Area, providing opportunities for Agency assistance in land assembly. As part of the Housing Element implementation, the City will be eliminating the CUP requirement for development of multi-family uses within the CN zone as a mechanism to further encourage the integration of housing in these areas.

Pacific Village (PV): Since adoption of the 1991 General Plan, the City and its Redevelopment Agency have proven highly successful in integrating high density residential uses in the downtown. One of the key tools of this success has been the joint use of the 19 municipal parking lots located along Rita and Rugby Avenues for multi-family housing. The following downtown residential projects have been developed through joint use of public parking lots: Casa Bonita (80 units on .59 acres - 136 units/acre) and Rugby Senior Apartments (184 units on 1.2 acres - 153 units/acre). In addition, two major projects undergoing entitlements are also being proposed above public parking lots in the downtown: Golden Pacific (242 units @ 63 units/acre) and Tyson (84 units @ 86 units/acre).



Within the Pacific Village zoning district, several public parking lots remain for development on Rita and Rugby Avenues. The sites inventory in Appendix B identifies five areas along Rita and Rugby for consolidation of parking lot parcels with adjacent vacant or underutilized uses. In total, 4.4 acres of vacant and underutilized PV zoned property has been identified as suitable for recycling during the Housing Element planning period. As described earlier on page III-3, the City's 2008 Downtown Specific Plan designates these areas along Rita, Rugby, and Seville as District C "Neighborhood", totaling 46 acres; the Housing Element has identified approximately ten percent of this acreage as having near-term development potential. While three existing apartment buildings have been included in the sites inventory, due to their marginal condition and lot consolidation potential based on their adjacency to public parking lots, they are considered viable for redevelopment. The focus of the Neighborhood District is high density residential, permitted both as a stand alone use, or with supporting neighborhood commercial, and the current CUP requirement will be eliminated as part of the new Housing Element program. Densities of 70 units/acre are permitted exclusive of any commercial component. Development standards within this District have easily supported maximum densities, as evidenced by the Rugby Senior Apartments and Golden Pacific projects described above. Assuming an average development density at 85 percent of the maximum, or 60 units/acre, the 4.4 acres of identified PV sites could support a net increase in 236 high density units.

Senior/Affordable Housing Overlay: The General Plan originally designated five sites for high density senior housing, allowing densities up to 225 units/acre. Four of these sites have been developed, providing approximately 650 units of senior housing at an overall average density of 170 units/acre. As part of the 1996 Land Use Element amendment, the last remaining Senior Housing Overlay area on 55th and 56th Street in the northern portion of the City was expanded to encompass five adjacent properties in poor condition fronting Pacific Avenue seen as suitable for redevelopment with housing. The expanded area now encompasses 2.8 acres, and is characterized by a mix of underutilized parking lots, light manufacturing, individual residences on 55th and 56th Street, and older commercial uses on the parcels fronting Pacific Avenue. The area falls within the North Redevelopment Project Area, providing opportunities for Redevelopment Agency involvement in assembly of parcels for development. As indicated in the parcel-specific sites spreadsheet in the Appendix, all of the uses in this area are significantly under-capitalized, with an improvement-to-property value ratio well under 50 percent. While a scattering of 19 units currently exist in this area, units are either in poor or fair condition, and are inadequately buffered from surrounding manufacturing and heavy commercial uses within the Overlay Area.

As a means of addressing the community's needs for family housing, the City has included a program within the Housing Element update to broaden the current Senior Housing Overlay to an Affordable Housing (AH) Overlay. In this manner, properties designated with the AH Overlay will be permitted to be developed with either senior and/or family housing. Development standards for family housing would be the same



as within the Downtown Mixed Use/Pacific Village zone, permitting densities of 70 units/acre.

For purposes of assessing development potential within the new 2.8 acre Affordable Housing Overlay area, family housing developed at an average density of 60 units/acre provides for a net increase of 161 units, whereas the historic average development density of 170 units/acre for senior housing provides for up to 484 net new units. As a mix of family and senior housing could be developed in this area, the residential sites inventory presents a range of between 161 to 484 net dwelling unit capacity.

Vacant and Underutilized Sites Summary - Realistic Development Capacity and Incentives for Development on Small Sites

Development in a completely urbanized environment such as Huntington Park is admittedly more challenging than in communities with a plentiful supply of vacant land. As illustrated by the parcel-specific sites inventory (Appendix B), the majority of the City's sites are less than an acre in size and require consolidation to realize meaningful development. Economic conditions in Huntington Park are such that the vast majority of existing uses are old, under maintained, and under capitalized, with an improvement-to-property value ratio well under 50 percent, as illustrated in the parcel-specific sites spreadsheet in Appendix B. While these conditions render a large number of properties as candidates for redevelopment, for purposes of the Housing Element, the following criteria were applied to identify those parcels with the greatest near-term development potential: 1) groupings of vacant and underutilized parcels, and parcels under single ownership, with potential for consolidation; 2) existing uses at least 30 years in age and in marginal condition; 3) sites with current development interest; and/or 4) municipal parking lots in the downtown.

In order to facilitate development on these and other suitable sites, and to encourage consolidation of lots to achieve greater efficiency in development, the City will implement the following housing and land use policies:

- ✓ Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives.
- ✓ Assist in consolidation of parcels in support of housing (i.e. RFP for Greenhouse site, downtown parking lot parcels, etc).
- ✓ Zoning incentives for development on larger sites, including allowances for structure height up to 100 feet in the R-H district.
- ✓ Provide publicly owned land for housing (i.e. municipal parking lots)
- ✓ Allow for significant reductions in parking for properties within 1,250 feet of public parking.
- ✓ Provisions for small lot development within R-M and R-H zoning districts.
- ✓ Post the Housing Element sites inventory on the City's website as a tool for developers; update in conjunction with annual General Plan report.



Huntington Park has adopted some of the most generous residential development standards in the region, and seeks to encourage and facilitate the provision of needed housing. The results of the City's efforts are being realized through the successful redevelopment of its downtown, exemplified by the 450 units of housing in various stages of entitlement described in the following section.

2. Projects with Entitlements

Huntington Park has several large residential projects in various stages of entitlement that will contribute towards addressing the City's housing needs:

- The **Centro Pacifico Project** involves developing 3 separate City-owned surface parking lots on Rita Avenue with a mixed-use project encompassing 246 condominium units, community-serving retail, and 3 parking structures to accommodate both the development as well as replacement parking. The project is designed to wrap residential units around interior parking structures, and achieves densities of 63 units/acre. The project developer, with the support of the City's Community Development Commission, applied to the State for gap financing under the new Transit Oriented Development (TOD) program in mid-2008, but due to the intense competition for funds, did not receive funding in the first round. The City and developer are gearing up to reapply for Round 2 TOD funds in February 2009, and working towards having a Disposition and Development Agreement (DDA) in place. The project has also been redesigned to enhance affordability, with fifty percent of units restricted as affordable; 61 units for low income purchasers at estimated sales prices of \$135,000 and 62 units for moderate income purchasers at estimated sales prices of \$250,000.
- The **Tyson Project** utilizes the one-acre municipal parking lot at 6722 Rugby to develop a 7 story mixed-use project within the Pacific Village zone. The project includes 2,300 square feet of ground floor retail, 84 apartment units, a community center, and subterranean and at-grade parking. As the project is requesting a density bonus above the 70 units/acre permitted in the PV zone, 25 percent, or 21 of the units are required to be deed restricted for low income households. In addition, with market rate rentals in Huntington Park well within levels affordable to moderate income households (refer to Table II-23), the balance of the 63 market units in the Tyson Project can be assumed to rent at moderate income levels. Environmental clearance on the project is currently underway, and the developer has entered into a Reimbursement Agreement with the City for costs associated with preparation of the Mitigated Negative Declaration. As the project is incorporating residential uses in the downtown PV zone, a conditional use permit is required.
- The **Huntington Park Place Project** is planned for a 1.2 acre parcel located at the northwest corner of Gage Avenue and State Street, and involves



development of a six-story mixed-use project, including 23,000 square feet of retail along Gage Avenue, 125 rental units, 306 subterranean parking spaces for homeowners and 75 spaces for businesses and customers. The Huntington Park CDC Board unanimously approved the project concept in 2006, and CDC staff have been working together with the developer over the past 2 years on the pre-development stages of the project. and are currently working to complete the entitlement process. Because Gage and State is located outside the downtown mixed-use district and within a General Commercial zone, the City is initiating a special mixed use overlay to accommodate the Huntington Park Place project.

Table IV-2
Projects with Pending Entitlements

Project Name	Total Units	Low Income	Moderate Income	Above Moderate
Centro Pacifico	246	61	62	123
Tyson	84	21	63*	
Huntington Park Place	125		125*	
Total Units	455	82	250	123

Source: Community Development Department, City of Huntington Park, March 2008.

* Market rate rentals falls within moderate income affordability thresholds in Huntington Park.

3. Development Potential Compared with Regional Housing Needs

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing “adequate sites” for through general plan and zoning.

As defined by the RHNA, Huntington Park’s new construction need for the 2008-2014 period is for 1,013 new units, distributed among the four income categories as shown in Table IV-3. Housing units receiving building permits during the 2006-2007 RHNA “gap period” can be credited towards the RHNA. Review of building permit records indicate a total of 19 residential permits were issued in Huntington Park during this period: 1 single-family home, 2 infill units on developed parcels, 10 units in duplexes, 4 units in a fourplex, and 2 second units. All but the single-family home are likely rental units, and with market rents in Huntington Park affordable to moderate income households (refer to Table II-23 in the Needs Assessment), these 18 units can be attributed towards the City’s moderate income housing needs.

Table IV-3 compares Huntington Park’s RHNA for 1,013 units with the City’s aggregate residential sites inventory derived from the following:

- 19 units issued building permits in 2006-2007
- 455 units in projects with pending entitlements
- 533 - 856 units on vacant and underutilized residential sites



Table IV-3
Comparison of Regional Growth Need and Residential Sites

Income Group	Building Permits (2006 - 2007)	Projects Pending Entitlement	Minimum Density Guidelines	Sites Inventory	Total Net Unit Potential	Total RHNA
Very Low	--	--	≥30 units/acre	397 - 720	479 - 802	390
Low	--	82				
Moderate	17	250	≥12 units/acre	136	386	170
Above Moderate	2	125	<12 units/acre	---	125	452
Total	19	455		533 - 856	990 - 1,313	1,013

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for use of “default densities” to assess affordability. Based on its population, Huntington Park falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 15 units/acre to reflect a reasonable density with which moderate income development can be achieved. Allocating Huntington Park’s residential sites inventory based on these density thresholds, combined with the affordability mix anticipated in projects pending entitlement, results in a sufficient unit capacity to address the City’s very low, low and moderate income needs.

4. Availability of Infrastructure

As a completely urbanized community, the City of Huntington Park has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The timing and funding of improvements need to be closely correlated with development phasing.

Based on the environmental analyses conducted for the Housing Element, Huntington Park has adequate infrastructure capacity to support the City’s regional housing needs. The City’s gravity fed sewer system is in satisfactory condition and has adequate capacity to serve the City’s needs. Wastewater treatment occurs at the County Sanitation District’s Joint Water Pollution Control Plant (JWPCP), which currently processes 309.4 million gallons per day (MGD) and has a design capacity of 400 mgd. The City conducts replacement and repair of water lines, water reservoir maintenance,



and upgrading of water pump stations on an ongoing basis. Increase in wastewater generation and water demand generated from implementation of the Housing Element would occur incrementally over a period of years, allowing the City time to carry out upgrades and repairs consistent with typical infrastructure timelines.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Huntington Park will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

5. Potential Environmental Constraints

As a completely urbanized community, no natural habitat remains in Huntington Park and no mineral resources are known to exist. The City is relatively flat and the risk of landslides is non-existent. Ground subsidence has not been identified as an issue, and while some areas do contain expansive soils, these would be analyzed and mitigated as necessary prior to development.

The City's General Plan EIR concludes that impacts related to exposure to hazards, hazardous materials and risk-of-upset is less than significant with implementation of General Plan policies and actions. New development is built in accordance with current safety standards and requires remediation of any existing contamination prior to new construction.

In summary, there are no known environmental conditions that have the potential to impact development viability on sites identified in the Housing Element.



B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in Huntington Park. Due to both the high cost of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table IV-4 lists the potential funding sources that are available for housing activities. They are divided into five categories including: federal, state, county, local and private resources.

The primary source of funds for affordable housing activities in Huntington Park is derived from the Redevelopment Agency housing set-aside fund, and from federal HOME funds. As required by California Redevelopment Law, the Huntington Park Community Development Commission (CDC) sets aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. These set-aside funds are placed in a separate Low- and Moderate-Income Housing Fund. Interest earned on money in the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

Housing units developed using the CDC's housing set aside funds must remain affordable for not less than 55 years for rental housing and 45 years for ownership housing. In addition, housing set-aside expenditures by income group must be in proportion to the City's regional housing needs (RHNA) as defined in the Housing Element. For Huntington Park, this means that set-aside expenditures over the 2002-2014 compliance period must include a minimum of 43 percent of funds directed to very low income households, and no more than 30 percent of funds directed towards moderate income households. Finally, age proportionality requirements specify that set-aside expenditures on age-restricted senior housing is limited to the percentage that very low and low income senior households represent of the City's total very low and low income population, which for Huntington Park is 13 percent.

The Affordable Housing Component of the Huntington Park CDC's AB 1290 Implementation Plan (November 2007) specifies anticipated annual contributions to the redevelopment set-aside fund of approximately \$250,000 not committed to repaying debt service and available to fund projects. Due to the limited amount of Low and Moderate Income Housing funds available, the CDC will leverage these funds with other revenue sources to fund housing activities, including HOME and CDBG, as well as other competitive funding sources. In addition, land write-downs on municipal parking lots owned by the CDC serve as a significant resource utilized by the City to facilitate affordable housing development. As indicated in the program section of the Housing Element, the CDC's housing set-aside fund, combined with its land resources, will be focused on the following two programs: Affordable Housing Development Assistance, and Multi-Family Acquisition and Rehabilitation with affordability covenants.



**Table IV-4
Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. <i>Huntington Park receives approximately \$1.5 annually in CDBG funds.</i>	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Flexible grant program awarded to City on formula basis for housing activities. <i>Huntington Park receives approximately \$800,000 annually.</i>	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Los Angeles County Housing Authority.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ▪ New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Two funding rounds annually through 2009.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project



Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Multi-family Housing Program - Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. Two funding rounds annually through 2009.	<ul style="list-style-type: none">▪ New Construction▪ Rehabilitation▪ Preservation▪ Conversion of nonresidential to rental▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	<ul style="list-style-type: none">▪ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	<ul style="list-style-type: none">▪ Predevelopment, site development, site acquisition▪ Rehabilitation▪ Acquisition/rehab▪ Downpayment assistance▪ Mortgage financing▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. One funding round annually through 2009. <i>Huntington Park is pursuing TOD funding in 2008.</i>	<ul style="list-style-type: none">▪ Regulations under development
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	<ul style="list-style-type: none">▪ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	<ul style="list-style-type: none">▪ Regulations pending
CalHFA Residential Development Loan Program	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none">▪ Site acquisition▪ Pre-development costs



Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> Homebuyer Assistance
3. Local Programs		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. <i>The Huntington Park Implementation Plan estimates \$2 million will be contributed to the Low/Mod Housing Fund annually.</i>	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> New Construction Rehabilitation Acquisition
4. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). One to two funding rounds annually.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	<ul style="list-style-type: none"> First-Time Homebuyer Assistance
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	



Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none">▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none">▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none">▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates



C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies active in southeast Los Angeles County and can serve as resources in the implementation of housing activities in Huntington Park.

Oldtimers Housing Development Corporation IV: Oldtimers is a non-profit housing corporation active in Huntington Park, and has been designated as a CHDO (Community Housing Development Organization) for the City's HOME funds. Oldtimers focuses on developing, acquiring, rehabilitating, reselling and/or renting units to lower income persons in accordance with HOME program requirements. The Oldtimers is currently acquiring, rehabilitating, and deed restricting for long term affordable use 30 units within five projects in Huntington Park. The agency is experienced in meeting HUD restrictions and maintaining compliance of HOME regulations with regard to income, rent and occupancy standards.

The East Los Angeles Community Union (TELACU): TELACU is a community and economic development corporation that provides affordable homeownership opportunities for families, and apartment rental for lower income seniors and the disabled. Since its establishment in 1968, TELACU's Affordable Housing Division has built more than 1,000 senior and disabled apartment units using HUD assistance, as well as several hundred units of first-time homebuyer housing. TELACU has completed housing developments in several communities near Huntington Park, including Lincoln Heights, Commerce, and the general East Los Angeles area.

Long Beach Affordable Housing Coalition (LBAHC): The LBAHC was created in 1992 with the mission to produce affordable housing, and are now the stewards of over \$10 million in quality housing. The Coalition undertakes multi- and single-family acquisition/rehabilitation activities, preservation of at-risk housing, and first-time homebuyer programs. LBAHC also operates as a designated CHDO in several cities, including Bellflower, Downey, Long Beach, and Paramount.

Habitat for Humanity: Habitat is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes, with land usually donated by government agencies or individuals.



D. OPPORTUNITIES FOR ENERGY CONSERVATION

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. For example, the City of Pasadena requires the LEED certified level for commercial construction of 25,000+ square feet and residential buildings with 4+ stories. Other Southland cities that have adopted similar requirements are Calabasas, Santa Monica, Long Beach, and Los Angeles.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Other efforts by cities related to energy conservation include: providing information regarding energy efficient techniques for rehabilitation; referrals for residents and businesses to energy conservation programs; and local incentives for building green.



The following presents a variety of ways in which Huntington Park can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Allow higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi family buildings.

Global Green, a leader in the green building field, has designed a step-by-step guide for local governments interested in creating a green building program. The steps are outlined as follows:

1. Establish Your Baseline - what are current local policies, ordinances, and environmental programs; identify gaps
2. Analyze Building Trends - what are past trends, planned city and major private projects, and projected growth
3. Review Existing Guidelines - do they fit with local climate, city procedures, local building practice, and address local priorities
4. Conduct Outreach - form city staff team and citizen committee; convene groups; and identify issues and priorities
5. Establish Framework - identify priority sectors; determine phasing; set incentives; and determine administration
6. Implementation - adopt policy; prepare and provide resources and materials; hold workshops and trainings; identify additional staff needs

The City of Huntington Park, in conjunction with the Oldtimers Housing Development Corporation, has undertaken energy conservation measures in many of their acquisition/rehabilitation rental projects. For example, rehabilitation on current HOME assisted projects in the City includes energy efficient, dual pane windows; Energy Star-compliant roofing material such as Thermoplastic Polyolefin (TPO) or Fibertite; linoleum



flooring; carpet tiles; cellulose insulation; 1.6 gallon toilets; water saving shower heads; and when appropriate, the reuse of existing interior and exterior doors.

Southern California Edison Energy Efficiency Programs (www.sce.com)

Huntington Park advertises Southern California Edison's (SCE) refrigerator and freezer recycling program on their website as an encouragement to residents to replace old appliances with new energy-efficient ones. Edison also offers a Multi-Family Energy Efficiency Rebate Program that provides property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories.

The following three programs are offered by Edison to help low income customers reduce energy costs and control their energy use:

- **Energy Management Assistance Program** – Pays for the cost of purchasing and installing energy efficient appliances and equipment
- **California Alternate Rates for Energy (CARE)** - Offers very low income customers a discount of 20% or more off their monthly electric bill. The Family Electric Rate Assistance (FERA) program also offers reduced rates for lower income families.
- **Energy Assistance Fund** - Assists income qualified customers with their electric bill once in a 12 month period

Southern California Gas Company Energy Efficiency Programs (www.socalgas.com)

The Southern California Gas Company offers several energy efficiency programs, including home energy rebates for energy efficient appliances; multi-family rebates for energy saving improvements; and home energy and water efficiency kits. Similar to Edison, several programs are available to assist lower income customers with energy bills:

- **California Alternate Rates for Energy (CARE)** - Offers very low income customers a discount of 20% or more off their monthly gas bill.
- **No-Cost Energy Saving Home Improvements** - Service provides free weatherization for the homes or apartments of lower income families.
- **One-Time Bill Assistance** - Up to \$100 in one-time assistance on the gas bill.
- **Medical Baseline Allowance** - Households with a seriously disabled member, or person with life-threatening illness, may qualify for additional gas at a reduced rate schedule.



V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Huntington Park. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2000 Housing Element and then presents Huntington Park's Housing Plan for the 2008-2014 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Huntington Park 2000-2005 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Maintain and preserve the existing housing stock
- Assist in the provision of affordable housing
- Provide adequate sites for the development of new housing
- Minimize the impact of governmental constraints on housing production
- Assure equal housing opportunity for all residents

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2008-2014 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part B of this section.



Table V-1
Review of Accomplishments under 2000 Housing Element

Goal: Maintain and Preserve the Existing Housing Stock	
Policy/Program	Accomplishments
1. Residential Rehabilitation Program <u>Action:</u> Make available Loans and Health and Safety Emergency Grants to very low and low income single-family homeowners. Goal to provide assistance to 75 households.	<u>Progress:</u> Between 2000-2006, the City provided 8 residential rehabilitation loans and 1 emergency grant to lower income households. <u>Effectiveness:</u> Property owners' reluctance to secure second loans against their property to finance household repairs, coupled with the turnover in the City's Property Rehabilitation Specialist position contributed to the poor performance of the Residential Rehabilitation Program. The Emergency Home Repair Program produced 1 loan in 2005; however, there was insufficient demand for the program as the service was already being addressed by the City's Minor Home Repair Program. The program was discontinued in 2006. <u>Appropriateness:</u> Given the ongoing need to maintain the City's aging housing stock, the single-family rehab program remains appropriate for the Element. The City has increased the current loan amount of \$25,000 to \$50,000 to reflect the significant increase in home improvement costs and to better address the full extent of housing repairs needed on many units. The City has also increased its expertise and administrative capacity by contracting out administration and marketing of the rehabilitation program to an experienced consulting firm.
2. Rental Rehabilitation Program <u>Action:</u> Assist owners of apartment buildings to rehabilitate properties occupied by low-income tenants. Goal to provide loans to upgrade 50 rental units.	<u>Progress:</u> There have been no rental rehabilitation loans during 2000-2006. <u>Effectiveness:</u> High market rents in Huntington Park have served as a disincentive for apartment owners to place rent and income restrictions on units in exchange for low interest rehab loans. <u>Appropriateness:</u> The lack of activity under this program has caused staff to re-evaluate the necessity of this program. Although there remains a need for rehabilitation of rental housing in the community, staff can more successfully address deteriorated rental housing in the area through the Acquisition/Rehabilitation Program.
3. Minor Home Repair Program <u>Action:</u> Provide grants to low and moderate income homeowners to complete housing maintenance and other minor modifications. Goal to assist 125-150 households.	<u>Progress:</u> Between 2000-2006, the City worked with the Veterans in Community Service (VICS) to complete minor home repairs to 195 households. <u>Effectiveness:</u> The program focus has been on eligible elderly, handicapped, very low and low income households needing small, handyman-type repair work. Program guidelines have recently been revised to allow services to be extended to multi-family residential properties. <u>Appropriateness:</u> This program remains an integral component to the City's overall affordable housing strategy.
4. Code Enforcement <u>Action:</u> Eliminate unsafe conditions and blight and improve the overall quality of life within the community through property inspections. Goal to provide 1,250 - 1,500 code enforcement inspections.	<u>Progress:</u> City staff conducted nearly 8,000 code enforcement inspections between 2000-2006. <u>Effectiveness:</u> Though there has been a decline in the level of code enforcement activity in recent years due to reductions in staffing, the program has remained effective in working with property owners, landlords, and tenants to correct violations in a safe and timely manner. The City has also instated a



	<p>Neighborhood Improvement Program which has increased community participation and crime prevention awareness. The program has been effective in addressing public safety-related issues in the neighborhoods, which in return has helped improve the quality of life for many residents.</p> <p><u>Appropriateness:</u> Given the level of visual blight in the City and the necessity to maintain safe neighborhoods, the code enforcement program will continue to play an important role in preserving the City's existing housing stock.</p>
Goal: Assist in the Provision of Affordable Housing	
Policy/Program	Accomplishments
<p>5a. Single Family Acquisition, Repair, and Resale Program</p> <p><u>Action:</u> Increase home ownership opportunities, while improving the housing stock, by acquiring, rehabilitating, and selling homes to lower income households. Goal to acquire, repair, and resell 3-6 homes.</p>	<p><u>Progress:</u> In 2001, the City partnered with Southeast Community Development Corporation, a Community Housing Development Corporation (CHDO), to acquire two single-family homes that were later sold to lower income households.</p> <p><u>Effectiveness:</u> Due to the high cost of real estate, the City, nor developers, have been able to acquire single-family residential property for a reasonable price, and therefore have turned to alternative programs, such as the Acquisition/Rehabilitation Program, to produce affordable housing.</p> <p><u>Appropriateness:</u> As current land economics render this program infeasible, it is no longer appropriate as a program within the Housing Element.</p>
<p>5b. Multi-Family Acquisition and Repair Program</p> <p><u>Action:</u> Improve the overall condition of rental housing, and make available affordable rental housing to lower income households. Goal to acquire, repair and rent 3-4 multi-family units to eligible households.</p>	<p><u>Progress:</u> Between 2000-2006, the City acquired two properties that it later rehabilitated and rented to low - income households. The first property, located at 6342-6344 Bissell Street (Bissell I), includes 4 units, while the second property, located at 6308-6312 Bissell Street (Bissell II), contains 7 units. Additionally, the City has recently committed \$2.65 million in HOME funds to the Oldtimers Housing Development Corporation to assist in site acquisition and development of future affordable rental housing.</p> <p><u>Effectiveness:</u> Acquisition/rehabilitation activities continue to provide an effective mechanism to produce affordable rental units, while upgrading the housing stock and improving neighborhoods.</p> <p><u>Appropriateness:</u> The acquisition/rehabilitation program remains appropriate for the Housing Element as it is anticipated to produce at least 25 additional affordable rental units in the next 5 years.</p>
<p>6. Conservation of Existing Subsidized Housing</p> <p><u>Action:</u> Preserve affordable rents of existing subsidized rental housing developments. Direct lower income renters to the assisted housing and monitor rents to assure compliance with affordability criteria.</p>	<p><u>Progress:</u> In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and was eligible for conversion to market-rate. The City utilized Multifamily Mortgage Revenue Bond funding to maintain the project affordability for an additional 30 years. The City recently developed a Rental Project Monitoring Protocol to certify continuing compliance with occupancy and affordability requirements in each assisted housing development.</p> <p><u>Effectiveness:</u> The City has been successful at preserving affordability in its assisted housing stock.</p> <p><u>Appropriateness:</u> While no projects are at risk of conversion to market-rate during the planning period, monitoring remains integral to the preservation of affordable housing.</p>



<p>7. Section 8 Rental Assistance Program <u>Action:</u> Provide Section 8 rental vouchers through the Los Angeles County Housing Authority to lower income households and the elderly. Encourage listing units with the LACHA. Goal to continue rental assistance to 689 households, with additional assistance as funding permits.</p>	<p><u>Progress:</u> The City maintains contractual agreements with the Los Angeles County Housing Authority for the provision of Section 8 certificates to Huntington Park residents. The level of Section 8 assistance in Huntington Park has fallen, with approximately 435 households receiving Section 8 vouchers in 2007, compared to 689 in 2000. <u>Effectiveness:</u> Despite the decreased number of Section 8 vouchers in Huntington Park, the program is still critical in providing needed rental assistance to the City's extremely low and very low income population. <u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.</p>
<p>8. Home Ownership Programs a. First Time Home Buyer Program <u>Action:</u> Down payment assistance to qualified first time home buyers in the form of silent seconds. Goal is to assist 30 - 40 households.</p>	<p><u>Progress:</u> During 2000-2006, the City provided 17 First Time Home Buyer loans to eligible households in 3 assisted housing developments: Casa Bella (7 loans to low-income households); Santa Fe Village (8 loans to moderate-income households); and the Cottages (2 loans to low-income households). <u>Effectiveness:</u> The City reached about 50% of its goal; however the loans were not produced independently via the First Time Home Buyer Program, but rather through the pairing with assisted housing developments. <u>Appropriateness:</u> The increase in housing prices and a growing affordability gap has resulted in a cost prohibitive subsidy level for the City to support. The City has determined that homebuyer funds can be more effectively used to assist a greater number of individuals by pairing with CDC-assisted for-sale housing developments such as the Golden Pacific Partners (GPP) proposed Downtown Area Mixed-Use Project. This development proposes 242 condominium units, 36 of which will be set aside as affordable housing. GPP is proposing to provide over \$1 million in mortgage assistance loans which will be managed by the City.</p>
<p>b. Lease-Purchase Program <u>Action:</u> Operated by the California Cities Home Ownership Authority (CCHOA) to provide lease and down payment assistance to qualified households. Goal is to continue participation in the program and to actively market the program to City residents.</p>	<p>This program has been terminated and replaced with a program which covers only San Bernardino County.</p>
<p>c. Mortgage Credit Certificate (MCC) Program <u>Action:</u> Increase homeownership opportunities for moderate-income first time homebuyers. Inform City residents of program availability.</p>	<p><u>Progress:</u> The City participated in the MCC program to the extent of notifying City residents of program availability. <u>Effectiveness:</u> Works best when interest rates are high, so there was little activity during the period. <u>Appropriateness:</u> The sales price and income limits (120% AMI) of the MCC program remain suitable in Huntington Park, and the program provides a means of leveraging other program resources. The MCC Program remains appropriate to the updated Housing Element, and will be integrated within the City's homeownership assistance program brochure.</p>
<p>d. Southern California Housing Finance Authority (SCHFA) First Choice Program <u>Action:</u> Improve homeownership opportunities for first time home buyers with</p>	<p><u>Progress:</u> The program remains open to Huntington Park residents interested in purchasing a home in census tracts: 5326.05; 5326.06; 5331.03; 5331.04; 5331.05; 5331.07; 5332.01; 5335.01; and 5335.03.</p>



the availability of below market interest rate loans and down payment assistance. Inform City residents of program availability	<p><u>Effectiveness:</u> Program also works best when interest rates are high.</p> <p><u>Appropriateness:</u> The program should remain in the Housing Element as average home prices in the City remain lower than the maximum sales price allowable under the First Choice Program, making the program potentially advantageous to first time home buyers.</p>
<p>e. Fresh Rate Program</p> <p><u>Action:</u> Provide down payment assistance to qualified households. Operated by the Independent Cities Lease-Finance Authority (ICLFA). Provide program information to City residents.</p>	<p><u>Progress:</u> The City of Huntington Park continues to be an ICLFA member city.</p> <p><u>Effectiveness:</u> Number of loans/grants given to Huntington Park residents is unknown; however program information is still available to persons seeking homebuyer assistance.</p> <p><u>Appropriateness:</u> Program still open and applicable to Huntington Park residents. There is no first time homebuyer requirement making this program attractive to a wider homebuyer market. Remains appropriate to be included in the Element; however name has changed to <i>ACCESS and NHF Gold Program</i>.</p>
Goal: Provide Adequate Sites for the Development of New Housing	
Policy/Program	Accomplishments
<p>9. Sites in the CBD and Senior Overlay District</p> <p><u>Action:</u> Identify development opportunities through maintenance of a residential sites inventory in the CBD and Senior Overlay Districts and provide regulatory concessions and financial assistance to housing developers to encourage housing development.</p>	<p><u>Progress:</u> The City has developed a “Priority Housing Sites Map” which identifies opportunity sites for future development. During the planning period, Casa Bonita was developed on one of the priority CBD sites, with two additional projects currently undergoing entitlements on public parking lots in the CBD.</p> <p><u>Effectiveness:</u> The City and its Redevelopment Agency have been effective in assisting developers in identifying and assembling land in support of affordable housing development.</p> <p><u>Appropriateness:</u> This program remains appropriate for the Element as future residential development is encouraged in the CBD and Senior Overlay Districts.</p>
<p>10. Sites for Transitional Housing/Emergency Shelters</p> <p><u>Action:</u> Revise Zoning Ordinance to encourage and facilitate provision of transitional housing in residential zones and emergency shelters within General Commercial zone.</p>	<p><u>Progress:</u> City’s Zoning Code does not currently list transitional housing or emergency shelters as an allowable land use.</p> <p><u>Effectiveness:</u> As part of the 2001 Zoning Code update, the City provided for emergency shelters within the CG zone subject to a CUP, and determined transitional housing would be regulated either as group housing or multi-family housing, depending on its physical configuration.</p> <p><u>Appropriateness:</u> Pursuant, to SB 2, it is still appropriate to amend the zoning ordinance to make explicit, by-right provisions for supportive and transitional housing, and emergency shelters.</p>
Goal: Minimize the Impact of Governmental Constraints	
Policy/Program	Accomplishments
<p>11. Density Bonus Program</p> <p><u>Action:</u> Promote the development of low and moderate income housing by granting density bonuses or other financial incentives to developers in exchange for providing affordable units. Inform residential applicants of the opportunities for density increases.</p>	<p><u>Progress:</u> No density bonus requests were received during the planning period.</p> <p><u>Effectiveness:</u> Over 80% of the new construction that occurred during the planning period received public assistance. While the density bonus was an available tool, the City’s zoned densities were adequate and did not necessitate a density increase.</p> <p><u>Appropriateness:</u> The City is currently processing several larger housing developments, one of which is utilizing the incentives available through the density bonus program. The Program remains appropriate to the Housing Element, and will be revised to reflect changes instituted under SB 1818.</p>



12. Fee Rebates <u>Action:</u> Provide fee rebates to encourage the development of affordable housing.	<u>Progress:</u> The Fee Rebate Program was never instated due to the shortage of housing development during the period. <u>Effectiveness:</u> The Program was not effective. <u>Appropriateness:</u> The Fee Rebate Program is no longer appropriate given the current residential development climate in Huntington Park. To encourage affordable housing, the City finds it preferable to assist in the expediting of entitlements.
Goal: Assure Equal Housing Opportunity for All Residents	
Policy/Program	Accomplishments
13. Fair Housing <u>Action:</u> Assure that all residents have equal access to housing. Continue to contract with the Fair Housing Foundation to promote fair housing practices in the City.	<u>Progress:</u> The City continues to contract with the Fair Housing Foundation to offer fair housing services, tenant/landlord counseling and education and outreach activities to local residents. <u>Effectiveness:</u> The Fair Housing Foundation assists approximately 250 households each year with issues regarding landlord/tenant matters. They also work to increase awareness on fair housing through the distribution of fair housing literature, public service announcements, newsletters, paid advertisements in the local newspaper, and through workshops to housing providers and tenants. <u>Appropriateness:</u> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2000, the City has made significant progress in achieving its housing goals. Major accomplishments include the following:

- Partnering with non-profit housing providers to acquire and rehabilitate 11 rental units and two ownership units and preserve as long-term affordable housing
- Providing housing rehabilitation and minor home repair assistance to 204 lower income homeowners
- Conducting thousands of code enforcement inspections, and implementing a Neighborhood Improvement Program to pro-actively address the problem of deteriorating neighborhoods
- Utilizing a Multi-family Mortgage Revenue Bond to preserve affordability at the 162 unit Concord Huntington Park housing development
- Continuing to contract with the Los Angeles County Housing Authority to provide over 400 Section 8 housing certificates to local residents
- Assisting in the development of 96 affordable housing units within 3 housing projects through provision of land (including municipal parking lots); flexible development standards, and/or direct financial assistance
- Providing assistance to 17 income-eligible households through the First Time Homebuyer Program
- Developing a "Priority Housing Sites Map" which identifies nearly 20 opportunity sites for affordable housing



Table V-2 summarizes the quantified objectives contained in the City's 2000 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-2
Summary of Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	157	80	150	42	331	345
Low	97	15	150	110	131	118
Moderate	103	30	–	65	–	0
Above Moderate	184	9	–	0	–	0
Totals	541	134	300	217	462	463

* Reflects RHNA

** Reflects single-family rehabilitation and acquisition/rehabilitation projects

*** Reflects preservation of assisted rental housing: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior, and Casa Bonita

As illustrated in Table V-2, based on review of residential building permits issued between January 1998 - December 2005, the City fulfilled just one-quarter of its total regional housing construction needs (RHNA) for 541 new units. Of the 134 new units developed during this period, over 80 percent were produced with some level of subsidy and/or development incentive. The City and its Redevelopment Agency supported in development of the following affordable housing projects during the 1998-2005 planning period:

- Casa Bonita - 80 very low income rental units
- Casa Bella - 15 ownership units, 8 for low income families
- Santa Fe Village - 15 ownership units, 8 for moderate income families

In terms of housing rehabilitation, the City provided assistance to 217 lower income households, fulfilling 72 percent of its assistance goal. A key focus of the City's housing program is to support non-profits, such as the Oldtimers Housing Development Corporation, in the acquisition and rehabilitation of multi-family properties and place long-term affordability restrictions on the units. During the planning period, the City completed 11 acquisition and rehabilitation units in two projects, with three additional projects currently underway, and an ambitious program with identified Focus Areas for the future planning period.

Finally, the City met its goal to conserve its existing inventory of assisted rental housing. In 1999, the 162-unit Concord Huntington Park pre-paid its HUD mortgage and was eligible to convert to market rate. The City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.



B. GOALS, POLICIES AND PROGRAMS

The goals and policies contained in the Housing Element address Huntington Park's identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2008-2014 objectives; funding sources; and agency responsible for implementation.

This section of the Housing Element sets forth the goals, policies and programs the city intends to implement to address housing needs, and constitutes Huntington Park's Housing Plan. Housing programs include both programs currently in operation in the City, as well as several new programs developed in response to identified housing needs. The Housing Program Implementation Table V-3 located at the end of this section summarizes the 2008-2014 goals for each program, as well as program funding sources and time frame for implementation. This table also summarizes Huntington Park's quantified objectives for new construction, rehabilitation and preservation for the 2008-2014 planning period.

The City's housing goals are organized around the following issue areas:

- Provision of New Housing
- Housing Conservation and Maintenance
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Equal Housing Opportunity

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Huntington Park Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Development Assistance (Program #1); Multi-Family Acquisition/Rehabilitation (Program #4); Minor Home Repair (Program #5b); Section 8 Rental Assistance (Program #8); Preservation of Assisted Housing (Program #9); Zoning Ordinance Revision - provisions for emergency shelters, transitional and supportive housing (Program #12); Fair Housing Services (Program #15); and Emergency Services (Program #16).



PROVISION OF NEW HOUSING

GOAL 1.0: ASSIST IN THE PROVISION OF A RANGE OF HOUSING TYPES TO MEET THE EXISTING AND FUTURE NEEDS OF RESIDENTS.

Policy 1.1: Provide a diversity of residential development types in Huntington Park, including low density single-family homes, moderate density townhomes, and higher density apartments and condominiums in order to address the City's share of regional housing needs.

Policy 1.2: Provide financial and/or regulatory incentives to facilitate the development of affordable housing. Utilize inclusionary housing as a tool within Redevelopment Project Areas to integrate affordable units within market rate developments.

Policy 1.3: Assist residential developers in identifying and preparing land suitable for residential development.

Policy 1.4: Target a portion of Community Development Commission assisted housing toward large family households, and provide zoning incentives, such as reduced lot sizes and density bonuses, to facilitate family housing development.

Policy 1.5: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 1.6: Require that housing constructed expressly for low and moderate income households not be concentrated in any single portion of the City.

Policy 1.7: Encourage the development of residential units that are accessible to persons with disabilities, or are adaptable for conversion for persons with disabilities.

Policy 1.8: Encourage use of sustainable and green building features in new and existing housing.

IMPLEMENTING PROGRAMS

1. Affordable Housing Development Assistance: The City and its Redevelopment Agency play an active role in the provision of quality, affordable housing through land assembly and write-downs; direct financial assistance using HOME and redevelopment set-aside; and regulatory incentives (density bonus and other development incentives). The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding



sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

During the Housing Element planning period, the City will undertake the following specific actions to facilitate production of affordable housing, including rental housing for large families: Assemble sites and underwrite land costs on City-owned parking lots

- Support funding applications, including State Transit-Oriented Development funds
- Build administrative capacity in the City's Community Development Housing Organization (CHDO) to better position this entity agency to develop new housing, in addition to current acquisition/rehabilitation activities
- Contact property owners within the senior/affordable housing overlay on Pacific Avenue/E. 55th& 56th streets to discuss the City's desire to develop housing in this area
- Develop Affordable Housing Strategy

The Affordable Housing Strategy will involve a comprehensive evaluation of the effectiveness of City's housing activities in addressing the community's most pressing housing needs, and redirection of resources as appropriate.

2008-2014 Objective: *Continue to provide regulatory and financial assistance for the development of affordable housing. Assemble parking lot sites beginning in 2008; submit a TOD funding application in 2009; expand the City's CHDO capacity in 2008; contact property owners in the AH overlay in 2009; and develop Affordable Housing Strategy in 2009.*

2. Homeownership Assistance: Given the escalation in for-sale housing prices and growing affordability gap, the subsidy level necessary to provide direct homeownership assistance to low and moderate income households in Huntington Park is cost prohibitive. The City has determined that homebuyer funds can be more effectively used and assist a greater number of individuals by pairing with CDC-assisted for-sale housing developments.

The City will participate in and advertise the availability of homeownership assistance and education programs offered by outside agencies which assist low and moderate income renters to move into homeownership, including:

- ✓ Washington Mutual's financial literacy program *Principio Seguro*
- ✓ Mortgage Credit Certificate (MCC) Program
- ✓ Southern California Home Financing Authority (SCHFA) First Choice Program
- ✓ Independent Lease Finance Authority ACCESS and NHF Gold Programs
- ✓ Building Equity and Growth in Neighborhoods (BEGIN)
- ✓ CalHome
- ✓ CalHFA Homebuyer's Downpayment Assistance Program



In addition to information on home purchase resources, the City will also provide information to help residents better understand the foreclosure process, prevention options and mortgage rights.

2008-2014 Objective: *Develop a bilingual homeownership assistance brochure to advertise the availability of homeownership programs offered through other agencies. Include educational information on home foreclosures and Federal, County, and private agency resources to help address. Distribute homeownership brochure at the public counter, the Huntington Park Family Center, public library, and on the City's website.*

3. Affordable Housing Incentives Ordinance Pursuant to current state density bonus law (SB 1818), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Reduced parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

2008-2014 Objective: *Updated the City's density bonus provisions by 2009 to implement current State requirements as a means of enhancing the economic feasibility of affordable housing developments. Advertise on the City's website, and promote in conjunction with discussions with development applicants.*



HOUSING CONSERVATION AND MAINTENANCE

GOAL 2.0: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS IN HUNTINGTON PARK.

Policy 2.1 Preserve the character, scale and quality of established residential neighborhoods.

Policy 2.2: Promote the rehabilitation of residential structures that are substandard or in disrepair, and rehabilitation funding for room additions to alleviate overcrowding.

Policy 2.3: Strengthen multi-family neighborhoods through partnership with non-profits in acquisition and rehabilitation of deteriorated properties and provision as long term affordable housing.

Policy 2.4: Continue to utilize the City's code enforcement program to bring substandard units into compliance, and to improve the overall housing conditions in the City.

Policy 2.5: Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

Policy 2.6: Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of assisted rental housing.

IMPLEMENTING PROGRAMS

4. Multi-Family Acquisition/Rehabilitation: A key program in Huntington Park's overall strategy to provide affordable housing to lower income households is through the acquisition and rehabilitation of aging and/or deteriorating rental housing. Under this program, the Agency acquires or assists in the acquisition of a problem property and then works with the development partner to coordinate the rehabilitation, maintenance, and management of the project as long-term affordable housing. The Redevelopment Agency has demonstrated that this is a successful program and is integral to improving the City's aging stock of multi-family rental units.

The City has entered into a multi-year agreement with Oldtimer's Housing Development Corporation to implement the acquisition/rehabilitation program. The City, in conjunction with Oldtimers, has established two Focus Areas for acquisition/rehabilitation activities - the Malabar/Middleton Focus Area (located west of the Central Business District) and the Bissell Street Focus Area (located in the northeast portion of the City, adjacent the Family Center). The following acquisition/rehab projects are being funded using the City's HOME funds, and will provide 27 units of quality rental housing with 55 year affordability covenants:



- Bissell I (6342-6342 Bissell Street) - rehabilitation of 4 units and maintenance as low income units.
- Bissell II (6308-6312 Bissell St) - rehabilitation of 7 units - 1 for very low income, 4 low income, 2 market-rate
- 6700 Middleton Street - acquisition of 6 units in 5 separate structures. The property is in poor condition, and each of the six units will require substantial rehabilitation.
- 6822 Malabar Street - acquisition and rehabilitation of 10 units, and improvements the property's common open space.

2008-2014 Objective: *The City will identify apartments in need of rehabilitation, and coordinate with the Oldtimers Housing Development Corporation and other non-profits as appropriate, to acquire and rehabilitate the units. In addition to the 27 units currently funded, strive to achieve acquisition and rehabilitation of 20 additional units.*

5. Residential Rehabilitation Programs:

5a. The **Owner-Occupied Residential Rehabilitation Program** assists low income (up to 80% MFI) homeowners by providing zero interest deferred loans to rehabilitate their single-family owner-occupied residences. In order to enhance production under the program, the City has recently entered into a performance-based contract with a consultant for administration of the rehabilitation program. City Council has adopted updated guidelines for the rehabilitation program, which include increasing the maximum loan amount from \$25,000 to \$50,000.

5b. The **Minor Home Repair Program** offers assistance to seniors, disabled and lower income households. The Program is administered by Veterans in Community Services (VICS) on behalf of the City. The Program offers a direct \$3,000 grant to the homeowner for labor and materials for minor repairs to the property. Eligible activities include minor repairs to the interior or exterior of the home (paint, wall resurfacing/patching, etc.), energy conservation activities, security and safety improvements, exterior refurbishing, and various property clean-up services (tree cutting, removal of trash). Program guidelines have been revised to allow services to be extended to multi-family residential properties.

2008-2014 Objective: *Provide funds for the rehabilitation of 3 units per year (20 units during the planning period). Conduct expanded bilingual marketing of the program to expand participation. Provide minor home repairs to 30 homes per year (180 during the planning period).*

6. Neighborhood Improvement Program: The four primary goals of the Neighborhood Improvement Program are:

- Improve the physical appearance of the City
- Promote neighborhood improvement programs and projects



- Establish self-sustaining neighborhood associations
- Educate residents on City codes, services and processes

A full-time Neighborhood Improvement Coordinator oversees the program, which is housed in the Police Department. Four Neighborhood Improvement Associations have been established with over 500 participating households, encompassing the entire geographic area of the City. The City's Interdepartmental Response Team provides information to residents about City programs and services. Each Association conducts a monthly meeting out in the community, and solicits input on priority activities, such as neighborhood clean-up events, graffiti removal projects, and community outreach activities. Through participating in visioning exercises, residents have taken a more active role in prioritizing neighborhood issues and influencing City decisions, such as establishing an Anti-Graffiti ordinance and identifying priority infrastructure needs for the City's Capital Improvement Program.

2008-2014 Objective: *Continue to implement the Neighborhood Improvement Program to improve the quality of life in Huntington Park's neighborhoods. Conduct monthly meetings with the Neighborhood Improvement Associations.*

7. Code Enforcement Program: The primary objective of the City's Code Enforcement program is to enforce private property compliance with the following City codes: zoning, building, health, housing and fire. The City's program is both pro-active, in that inspectors canvas the City to identify substandard housing and neighborhood conditions, and re-active in its response to complaints of violations from neighboring property owners. Owners of properties in violation of codes are provided information on City-sponsored residential and commercial rehabilitation programs, and encouraged to take advantage of available funds to correct code deficiencies.

2008-2014 Objective: *Continue to implement an active code enforcement program and coordinate with the City's residential and commercial rehabilitation assistance programs; strive to complete corrections to 300 residential properties on an annual basis. Conduct a special study session with the Planning Commission to evaluate code enforcement and parking issues, and to evaluate various program options.*

8. Section 8 Rental Assistance: The Housing Authority of the County of Los Angeles (HaCOLA) administers the Section 8 Rental Assistance Program within Huntington Park. The Program provides rent subsidies directly to the landlord in the private rental market for very low income (50% MFI) tenants, with 75 percent of new admissions limited to extremely low income households. Approximately 450 Huntington Park tenants currently receive Section 8 assistance. Given the significant gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households. . With



over 1,000 Huntington Park households on the Section 8 waiting list, the need for rental assistance is substantial.

2008-2014 Objective: Disseminate bilingual HaCOLA program brochures for prospective Section 8 tenants at City Hall, the Huntington Park Family Center, and County Library, and provide contact information on the City's website. Encourage landlords to register units with HaCOLA, and provide a separate handout for rental property owners regarding registering properties for distribution at the Business Licensing Division.

9. Preservation of Existing Assisted Housing: Huntington Park contains eight publicly assisted rental housing projects, providing approximately 480 units affordable to lower income households. All of these projects contain long-term affordability controls, with none at-risk of conversion within the next ten years. An important part of the City's preservation during the current planning period will therefore be in monitoring its existing rental housing to ensure occupancy and affordability compliance and property management.

2008-2014 Objective: *Conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol, including annual verification of household incomes and rents, and periodic site visits to include property inspection, affirmative marketing and tenant selection procedures.*

10. Lead Based Paint Awareness: Huntington Park is one of 10 cities selected by the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB) for primary prevention activities. Community outreach about lead poisoning will be programmed in conjunction with the CLPPB, including grant applications and seeking other funding sources. In 2008, the City committed funding to support a new lead based paint community education and lead screening program. Southeast Healthy Homes Program will involve the following components:

- Training of community leaders to conduct visual assessment for lead hazards
- Educating families about lead hazards and lead prevention
- Help families establish healthy homes and obtain lead screening and treatment services for their children
- Conduct lead education with property managers and community members

2008-2014 Objective: *Support in implementation and outreach of the Health Homes Program and coordinate with LA County regarding available funding and programs. Continue to remediate lead cases through the City's residential rehabilitation programs.*



REMOVAL OF GOVERNMENTAL CONSTRAINTS

GOAL 3.0: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING.

Policy 3.1: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs.

Policy 3.2: Revise the City's Zoning Code to clarify provisions for supportive and transitional housing, and emergency shelters.

Policy 3.3: Allow for reductions in parking for special needs housing on a Citywide basis where the project applicant can demonstrate a reduced need for parking.

IMPLEMENTING PROGRAMS

11. Modified Standards for Affordable and Special Needs Housing: As a means of encouraging the development of senior housing and housing for persons with disabilities, the City's Zoning Code provides senior overlay districts with densities of up to 225 units/acre and reduced minimum unit sizes and parking requirements. Disabled persons may also occupy the senior housing units. Single Room Occupancy (SRO) units are also accommodated in numerous locations in the City, and are provided unit size and parking reductions. Recognizing that affordable housing has a lower rate of automobile ownership, the City will provide for reduced parking for developments with an affordable housing component.

***2008-2014 Objective:** Continue to provide development flexible standards as a way to facilitate development of affordable and special needs housing. Incorporate provisions within the City's parking standards during 2009 for reductions for affordable housing.*

12. Zoning Ordinance Revisions: As part of the Governmental Constraints analysis for the Housing Element update, several revisions to the Huntington Park Zoning Code were identified as appropriate to better facilitate the provision of a variety of housing types. These zoning revisions include:

- Replace the current CUP requirement with a Development Permit for multi-family residential within commercial and mixed-use zones.
- Process SROs through a Development Permit, rather than a CUP.
- Revise Development Permit finding #7 to eliminate the following subjective terminology: "public interest" and "public convenience."



- Add transitional housing and supportive housing within the Code's definition section, and list as permitted uses within residential zoning districts.
- Identify emergency shelters as a permitted use in the MPD Zone.

Due to the unique nature and service-enhanced characteristics of large community care facilities, a CUP process is utilized to enhance compatibility with the surrounding neighborhood, and to ensure proper licensing of the facility. The CUP process will not be utilized to establish undue conditions that will serve as a constraint to the provision of such facilities.

Emergency shelters will be subject to the same development and management standards as other permitted uses in MPD zone. The City will however develop written, objective standards to regulate the following, as permitted under SB 2:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

2008-2014 Objective: Amend the zoning ordinance in 2009 to simplify permitting requirements for multi-family development, and to make explicit provisions for supportive and transitional housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.



PROVISION OF ADEQUATE HOUSING SITES

GOAL 4.0: PROVIDE ADEQUATE SITES FOR THE DEVELOPMENT OF NEW HOUSING THROUGH APPROPRIATE LAND USE AND ZONING.

Policy 4.1: Implement land use policies that allow for a range of residential densities and housing types to address Huntington Park's regional housing needs.

Policy 4.2: Assist residential developers in identifying sites through dissemination of the sites inventory, and assist in consolidation of parcels within Redevelopment Project Areas.

Policy 4.3: Provide opportunities and incentives for mixed use and infill housing development in the Central Business District as part of the City's overall revitalization strategy. Utilize Redevelopment authority to assemble land and provide land write-downs in exchange for development of affordable units.

Policy 4.4: Encourage and facilitate residential development within the Affordable Housing Overlay, and target a portion of Redevelopment Agency funds towards development of family housing in this area.

Policy 4.5: Permit the development of Single Room Occupancy Hotels (SROs) in the Senior Citizen/Affordable Housing Overlay district to assist in addressing the needs of the homeless and other very low income individuals.

IMPLEMENTING PROGRAMS

13. Sites in the CBD and Affordable Housing (AH) Overlay District: The Central Business District and Senior/Affordable Housing Overlay District represent the two most significant areas for future residential growth in the City. Residential development is permitted at densities up to 70 units per acre in the Central Business District (CBD), and up to 225 units per acre within Senior Overlay Districts. In addition, Single Room Occupancy (SRO) units are permitted in the Senior and SRO Overlays at a density of 400 units per acre, and in the PV (Pacific Village) and PP (Pacific Paseo) zones at a density of 70 units/acre.

As a means of addressing the community's needs for family housing, the current 3 acre Senior Housing Overlay in the northern portion of the City will be broadened to an Affordable Housing (AH) Overlay. In this manner, properties designated with the AH Overlay will be permitted to be developed with either senior and/or family housing. Development standards for family housing will be the same as within the Downtown Mixed Use/Pacific Village zone, permitting densities of 70 units/acre. In order to specifically encourage the development of needed family housing, the City will direct a portion of Redevelopment Agency funds to provide financial incentives for family



housing in this area. Through annual monitoring of development in this area, the City will ensure the provision of an appropriate mix of family and senior housing; to the extent predominately senior housing is being provided, additional incentives will be provided to promote family housing.

In order to specifically encourage and facilitate development within the Downtown and on AH Overlay sites, the City will undertake the following actions:

- Contact property owners within the AH overlay to discuss the City's desire to develop housing in this area and the availability of financial and regulatory development incentives (Affordable Housing Incentives Ordinance, modified standards for affordable housing).
- Target a portion of Redevelopment Agency funds in these areas to support in the development of family housing.
- Provide publicly owned land for housing (i.e. municipal parking lots)
- Assist in consolidation of parcels in support of housing (i.e. purchase of private parking lots and provision of replacement parking within new development).
- Allow for significant reductions in parking for properties within 1,250 feet of public parking.
- Post the Housing Element sites inventory on the City's website as a tool for developers, and provide as a handout at the public counter. Update on an annual basis in conjunction with the General Plan progress report.
- Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives.
- Assist developers in completing funding applications in support of development, and as appropriate, provide local funds and/or land as leverage.

2008-2014 Objective: *By 2009, amend the Zoning Ordinance to replace the Senior Housing Overlay with an Affordable Housing (AH) Overlay. Maintain an active listing of sites in the CBD and AH Overlay District on the City's website, and provide to developers in conjunction with information on available development incentives. Provide regulatory concessions and financial assistance to encourage housing development in these areas, and family housing in particular. Conduct annual monitoring of residential sites capacity to ensure the continued provision of adequate sites to address the City's regional housing needs by income category throughout the planning period; should a shortfall be identified, redesignate additional sites as necessary. Midway through the planning cycle, assess development on CBD and AH sites identified in the Housing Element. Should development not be occurring as anticipated, re-evaluate the City's development standards and incentives to ensure they are sufficient to encourage and facilitate development.*



14. Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Huntington Park adopted a local second unit ordinance prior to the passage of AB 1866, which now requires a ministerial process for second units and establishes maximum parking requirements of one space per unit. While the City provides for second units in the R-L district, the ordinance currently requires a CUP and two covered parking spaces. Until the City revises its second unit ordinance, any second unit applications are processed consistent with State requirements. The City is in the process of undertaking clean-up amendments to the Zoning Code, and will integrate changes to the second unit ordinance to bring it into compliance with State statutes.

2008-2014 Objective: Amend the City's second unit ordinance to establish a ministerial approval process. Modify the parking standard to one space per unit, unless a finding is made that additional parking requirements are directly related to the use of the second unit and are consistent with neighborhood standards.



EQUAL HOUSING OPPORTUNITY

GOAL 5.0: PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

Policy 5.1: Continue to cooperate with the Fair Housing Foundation to enforce fair housing laws, and to provide public education and outreach.

Policy 5.2: Inform the Fair Housing Foundation of any known violations of applicable Federal and State laws.

Policy 5.3: Coordinate with the Los Angeles Area Homeless Services Agency (LAHSA) and other local communities in order to provide a continuum of care of services and facilities for the homeless. Support local service providers offering needed facilities and housing support services to homeless individuals and families, and persons at risk of homelessness.

Policy 5.4: Continue to address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, and adoption of a reasonable accommodation ordinance.

IMPLEMENTING PROGRAMS

15. Fair Housing Services: The City contracts with the Fair Housing Foundation (FHF) to provide residents, property managers and property owners with a wide range of fair housing services through enforcement activities, audits, counseling services and outreach programs. In addition to addressing issues pertaining to housing discrimination, FHF also provides extensive education and outreach to tenants and landlords in the City. By mediating disputes between tenants and landlords, the Fair Housing Foundation can help to minimize evictions and unjust rent increases. Some of the education and outreach activities provided as part of Huntington Park's annual contract with FHF include:

- Distribution of 3,000 pieces of fair housing literature
- Conduct 2 workshops with tenants, 2 workshops with landlords, 2 presentations to Community Based Organizations, and 1 presentation to City Council/Planning Commission
- Staff booths at 2 community events in Huntington Park
- Conduct annual training with City staff
- Conduct 2 Certificate Management Trainings to landlords

2008-2014 Objective: *Continue to contract with the Fair Housing Foundation and provide educational information on fair housing. Disseminate fair housing brochures in a wide variety of public locations, including at the City Hall front*



lobby, at the Community Development Department public counter, at the Huntington Park Family Center, and at the County library. Add fair housing contact information to the City's website.

16. Emergency Services: The City currently provides funding support to two local agencies that provide services to homeless individuals and families, and persons at risk of becoming homeless - the Southeast Churches Service Center (SCSC) and the Salvation Army/ Southeast Communities Corps. The SCSC provides emergency "brown bag" groceries to families, and bus tokens and taxi vouchers to link clients with other service agencies. Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals; emergency food for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; and referrals to outside agencies. Also, a limited amount of emergency rental assistance and utility assistance is available for qualified households.

2008-2014 Objective: *Provide funding to local agencies offering services to the homeless and those at risk of becoming homeless through the annual CDBG public service process.*

17. Reasonable Accommodation: The City will adopt a reasonable accommodation procedure to encourage and facilitate the provision of housing for persons with disabilities including, but not limited to, procedures for the approval of group homes, accessibility improvements and ADA retrofit projects. The process for adopting a reasonable accommodation procedure will involve an evaluation of the Zoning Code and other applicable codes for compliance with fair housing laws. The adopted reasonable accommodation procedure may include measures that provide flexibility in development standards and land use controls, reduced processing times, expedited plan checks and public education/outreach efforts.

2008-2014 Objective: *Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Community Development Department's public counter.*



**Table V-3
Housing Program Summary**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
1. Affordable Housing Development Assistance	Provide financial and regulatory assistance in support of affordable housing, including rental housing for large families.	Assemble parking lot sites; Support TOD application; Contact property owners within AH/Senior Housing Overlay; Expand City's CHDO capacity; Develop Affordable Housing Strategy in 2009.	HOME; RDA Set-Aside; State TOD funds	Community Development Department	Assemble parking lot sites beginning 2008; TOD application in 2008; Contact property owners by 2009; Expand CHDO capacity in 2008; Housing Strategy in 2009.
2. Homeownership Assistance	Assist low and moderate income households in purchasing housing in the community.	Develop bilingual brochure to advertise homeownership assistance programs and provide educational information on home foreclosures; distribute throughout the community and on the City's website.	CDBG; Department Budget	Community Development Department	Develop homeownership brochure by 2008.
3. Affordable Housing Incentives Ordinance	Provide density and other incentives to facilitate affordable housing development.	Update the City's current density bonus provisions to implement State law. Promote through the City's website and in discussions with developers.	Department Budget	Community Development Department	Adopt updated Ordinance by 2009 and advertise on City's website.
4. Multi-Family Acquisition/Rehab through Non-Profit Developers	Improve dilapidated housing; improve neighborhoods, preserve affordability.	Acquire, rehabilitate, and establish affordability covenants on 47 rental units.	HOME; RDA Set-Aside; various outside funding sources	Community Development Department	2008-2014
5a. Owner-Occupied Residential Rehabilitation Program	Provide financial assistance for home repairs for lower income households.	Provide funds for the rehabilitation of 20 single-family homes. Conduct expanded bilingual marketing of the program to expand participation.	HOME	Community Development Department; Comprehensive Housing Services (CHS)	Develop and distribute marketing materials in 2009.
5b. Minor Home Repair Program	Provide financial assistance for home repairs.	Provide funds for repairs to 180 single-family homes and multi-family properties.	CDBG	Community Development Department; Veterans in Community Service (VICS)	2008-2014



Table V-3
Housing Program Summary (cont'd)

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
6. Neighborhood Improvement Program	Administer comprehensive improvement program in deteriorating neighborhoods.	Conduct ongoing neighborhood outreach to prioritize neighborhood issues and implement improvement activities.	CDBG	Community Development Department	Monthly Neighborhood Improvement meetings
7. Code Enforcement	Enforce private property compliance with City codes.	Achieve 300 corrections annually; coordinate with rehab program. Conduct Planning Commission study session to evaluate programmatic options.	CDBG	Community Development Department	Planning Commission study session on code enforcement/ parking options 2008
8. Section 8 Rental Assistance	Provide rental assistance to very low income households.	Encourage landlords to register units with HaCOLA; prepare handout for rental property owners. Disseminate bilingual HaCOLA program information for prospective tenants.	HUD Section 8	Community Development Department	Disseminate bi-lingual Section 8 brochures starting in 2008. Property owner handout by 2009.
9. Preservation of Existing Assisted Housing	Preserve the existing stock of 481 assisted rental units as long-term affordable housing.	Conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol.	HOME	Community Development Department	Annual Monitoring
10. Lead Based Paint Awareness	Reduce the risk of lead based paint hazards to health through educational outreach, testing, and remediation.	Initiate the Healthy Homes Program and coordinate with LA County regarding available funding and programs. Remediate lead cases through the City's residential rehabilitation programs.	CDBG; HOME	Community Development Department	Initiate Healthy Homes Program in 2008.
11. Modified Standards for Affordable and Special Needs Housing	Encourage development of senior housing, SROs and housing for the disabled.	Provide flexible standards. Modify parking requirements for affordable projects.	Department Budget	Community Development Department	Modify parking in 2009
12. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate the provision of affordable housing and special needs housing.	Amend Zoning Code to simplify multi-family permitting requirements, and facilitate SROs, transitional and supportive housing, and emergency shelters.	Department Budget	Community Development Department	Amend the Code in 2009.

APPENDIX A

PUBLIC PARTICIPATION

**Housing Needs Survey Results
Public Workshop Flyer
Housing Element Notification List**

HUNTINGTON PARK 2008-2014 HOUSING ELEMENT HOUSING NEEDS SURVEY (RESULTS)



The City of Huntington Park is updating its General Plan Housing Element to establish a long range strategy to address the community's housing needs, including affordability, housing conditions, new development, and related issues. The City wants to better understand what you, the resident, see as the community's most important housing needs. Please check the appropriate box below for all 12 categories showing what you think are the greatest housing needs in Huntington Park. Please return surveys no later than April 2nd to: Huntington Park Community Development Department, 6550 Miles Avenue, Huntington Park, CA 90255. **A public workshop will be held before the Planning Commission on Wednesday, April 2nd at 6:30 to further discuss the Housing Element - we hope you can attend!**

HOUSING NEEDS CATEGORY	Average Rating	High (4)	Medium (3)	Low (2)	No Such Need (1)
HOUSING CONDITIONS					
1. Property Maintenance/ Code Enforcement	3.8				
2. Rehabilitation Assistance for Single-Family Homes	3.2				
3. Rehabilitation Assistance for Apartments	3.3				
4. Acquiring and Rehabilitating Older Apartments and Maintaining at Affordable Rents	3.6				
5. Funding Assistance for Bedroom Additions	3.2				
6. Housing Improvements for Handicapped Access	3.5				
HOUSING AFFORDABILITY AND DEVELOPMENT					
7. Development of Affordable Homeownership Units	3.3				
8. Development of Affordable Rental Units	3.4				
9. Provision of Housing for Large Families	3.6				
10. Provision of Housing for Senior Citizens	3.6				
11. First-Time Homebuyer Assistance	3.6				
12. Emergency Rental Assistance	3.2				

HUNTINGTON PARK 2008-2014 HOUSING ELEMENT HOUSING NEEDS SURVEY (RESULTS)



Additional Write-In Comments Regarding Huntington Park's Housing Needs and Preferences:

Code Enforcement Issues

Need for code enforcement program that helps eliminate housing violations and assists residents to secure healthy and just housing.

Need improved property standards and stringent enforcement of codes, especially pertaining to garage conversions, subleasing bedrooms as rentals, and unit overcrowding.

Need code enforcement on apartments and homes that present a dirty, unkempt appearance to the street. Serves as a detraction to persons looking to purchase in the community.

Parking Issues

Increase in housing and even bedroom additions requires consideration of additional parking requirements.

Adjacent cities have overnight parking requirements, whereas Huntington Park has none, and as a result City has too many cars parked on the street.

Rental Affordability

Huntington Park has some of the most expensive rents, and landlords keep increasing. How can the City help so there are cheaper rents and housing costs, or freeze rental costs?

Need more apartments that are less expensive.

Need rent control.



PUBLIC WORKSHOP

City of Huntington Park

2008-2014 Housing Element

Wednesday, April 2nd 6:30 p.m.

City Hall Council Chambers

Spanish translation available

Come provide input regarding Huntington Park's housing needs, and discuss opportunities for programs to address:

- ✓ Affordable Housing**
- ✓ Property Maintenance/Housing Improvement**
- ✓ Attaining Home Ownership**
- ✓ Additional programs based on YOUR input!!!**

Input received will help the City in defining policies and programs for the General Plan Housing Element, which will serve as a guide for the City's housing activities over the 2008-2014 period.

**For further information, contact the City's
Community Development Department at (323) 662-6161**



PUBLIC WORKSHOP

City of Huntington Park

Draft 2008–2014 Housing Element

Wednesday, December 17th 6:30 p.m.

City Hall Council Chambers

Spanish translation available

The City of Huntington Park is updating its General Plan Housing Element to establish a long range strategy to address the community's housing needs. Come provide input on the draft Housing Element, and discuss programs to address:

- ✓ Affordable Housing
- ✓ Property Maintenance/Housing Improvement
- ✓ Attaining Home Ownership
- ✓ Additional programs based on YOUR input!!!

Copies of the draft Housing Element are available for review at the Community Development Department, or on the City's website at www.huntingtonpark.org

**For further information, contact the City's
Community Development Department at (323) 662-6161**

APPENDIX B

RESIDENTIAL SITES INVENTORY

TARGET RESIDENTIAL AND MIXED-USE DEVELOPMENT PARCELS

AFFORDABLE HOUSING OVERLAY SITES (C-G Zoning, Average Density 60 du/acre Family Units or 170 du/acre Senior Units)

Parcel #	Address	Existing Use (Year Built)	Condition*	Lot Size (Sq.	Net DU Potential	Net DU Potential	Ownership	Assessed Land	Assessed Total
				Ft.)	(Senior)	(Family)		Value	Value
6309-022-011	2638 E 55th St	Parking lot	vacant	6500	25	9	Single ownership - all 3 parcels	\$166,300	\$167,611
6309-022-012	2632 E 55th St	Auto Body, Inc. (1953)	Good	6499	25	9		\$155,740	\$158,370
6309-022-013	2628 E 55th St	Auto Body, Inc. (1952)	Good	6499	25	9		\$155,740	\$162,331
6309-022-018	2618 E 55th St	Spring Time Fashion, Inc. (1960)	Good	13000	51	18		\$297,523	\$634,089
6309-022-005	2619 E 56th St	Al's Japanese Auto Motor (1947)	Poor	6499	25	9	Single ownership - both parcels	\$79,013	\$158,026
6309-022-006	2623 E 56th St	H.P. Tow/Heavy Duty Storage	vacant	6499	25	9		\$108,101	\$108,101
6309-022-007	2629 E 56th St	H.P. Tow/Heavy Duty Storage	vacant	6499	25	9		\$108,101	\$108,101
6309-022-008	2633 E 56th St	10 unit Apartment Complex (1929)	Fair	6499	15	0		\$118,333	\$220,756
6309-022-019	2639 E 56th St	2 Residential Units(1915)	Good	6970	25	8	Single ownership - both parcels	\$88,530	\$181,979
6309-023-011	2638 E 56th St	2 Residential Units (1919)	Fair	6499	23	7		\$24,986	\$25,828
6309-023-015	2618 E 56th St	3 Residential Units (1919)	Poor	6499	22	6		\$59,872	\$109,312
6309-023-012	2632 E 56th St	Vacant Lot	vacant	6499	25	9		\$55,131	\$55,131
6309-023-013	2628 E 56th St	1 Residential Unit (1921)	Fair	6499	24	8	Single ownership - both parcels	\$60,759	\$102,342
6309-023-014	2622 E 56th St	1 Residential Unit (1919)	Poor	6499	24	8		\$159,013	\$165,494
6309-022-002	5520 Pacific Blvd	Mission Cristiana el Siloe (1920)	Poor	6996	27	10		\$38,014	\$44,813
6309-022-017	5512 Pacific Blvd	La Tiendita Market/\$1 Dollar Store(1924)	Poor	4892	19	7		\$81,200	\$168,419
6309-022-016	5510 Pacific Blvd	Catano Insurance Brokers (1930)	Fair	2104	8	3	Corporation	\$102,000	\$357,000
6309-022-020	5504 Pacific Blvd	Plaza del Norte (comm. strip) (1994)	Good	10485	41	14		\$263,976	\$605,342
6309-022-021	5524 Pacific Blvd	All Star Health Care (2000)	Fair	6948	27	10		\$216,203	\$605,369
TOTAL AFFORDABLE HOUSING OVERLAY				129384	484	161		\$2,338,535	\$4,138,414

DOWNTOWN MIXED-USE SITES (Pacific Village Zoning, Average Density 60 du/acre)

6322-004-015	6409 RITA AVE	JCPenny Parking (Lot 3)	vacant	8568		12	J C PENNY CO	\$133,910	\$135,146
6322-004-016	6415 RITA AVE	JCPenny Parking (Lot 3)	vacant	8869		12		\$97,247	\$107,695
6322-004-904	N/A RITA AVE	2700 Parking (Lot 3)	vacant	16800		23		\$226,220	\$226,220
6322-024-905	2700 block RITA AVE	Public Parking (lot 7)	vacant	7501		10	CITY	\$42,024	\$42,024
6322-024-904	2700 block RITA AVE	Public Parking (lot 7)	vacant	7501		10		\$42,024	\$42,024
6322-024-917	6921 RITA AVE	Public Parking (lot 7)	vacant	7497		10		\$116,524	\$116,524
6322-024-022	7009 RITA AVE	Vacant Lot	vacant	7497		10		\$206,656	\$206,656
6322-023-029	7130 RUGBY AVE	Private Parking Lot	vacant	14340		20	HOME SAVINGS	\$959,504	\$971,203
6322-023-013	7126 RUGBY AVE	8 Unit Apartments (1953)	Fair	7497		2		\$131,095	\$327,740
6322-023-030	N/A RUGBY AVE	Public Parking (lot 13)	vacant	7501		10		\$99,228	\$99,228
6322-023-904	7116 RUGBY AVE	Public Parking (lot 13)	vacant	7501		10		\$50,178	\$50,178
6322-023-901	N/A RUGBY AVE	Public Parking (lot 13)	vacant	15002		21	RDA	\$32,272	\$32,272
6322-023-900	6908 RUGBY AVE	Public Parking (lot 12)	vacant	8573		12		\$18,312	\$18,312
6322-023-003	6914 RUGBY AVE	20 unit Apartment (1929)	Fair	8568		0		\$127,334	\$750,426
6322-023-004	6918 RUGBY AVE	3 Residential Units (1921)	Fair	8568		9		\$253,498	\$307,547
6322-023-902	N/A RUGBY AVE	Public Parking (lot 11)	vacant	8573		12	CITY	\$18,312	\$18,312
6322-018-900	N/A RUGBY AVE	Public Parking (lot 10)	vacant	8564		12		\$25,227	\$25,227
6322-018-004	N/A RUGBY AVE	Public Parking (lot 8)	vacant	8568		12		\$351,037	\$356,886
6322-018-903	N/A RUGBY AVE	Public Parking (lot 8)	vacant	8573		12		\$25,227	\$25,227

6322-018-002	N/A RUGBY AVE	Public Parking (lot 8)	vacant	7745		11	PARTNERSHIP	\$40,114	\$41,362
6322-018-010	6816 RUGBY AVE	7 Unit Apartment (1926)	Fair	8568		5		\$95,577	\$243,997
TOTAL DOWNTOWN MIXED-USE				192374		236		\$2,860,363	\$3,901,365

TARGET RESIDENTIAL AND MIXED-USE DEVELOPMENT PARCELS (continued)

MEDIUM DENSITY OVERLAY SITES (M.D.O. Zoning, Average Density 17.4 du/acre)

6321-011-035	6101 SANTA FE AVE	Auto Repair (1935)		20700		8		\$275,659	\$551,318
6321-014-012	6323 SANTA FE AVE	1 story warehouse (1946)		6647		3	FAMILY TRUST	\$40,241	\$91,276
6321-013-010	6346 SANTA FE AVE	store and residence (1929)		7000		2	Single ownership - all 3 parcels:Family Hsg LTD PTNSHP	\$244,077	\$265,301
6321-013-011	6350 SANTA FE AVE	store and residence (1912)		5040		1		\$191,017	\$212,241
6321-013-012	2411 E GAGE AVE	store and residence (1929)		14549		5		\$599,582	\$1,008,147
6321-021-036	6503 SANTA FE AVE	Vacant Lot		14758		5		\$685,000	\$685,000
6321-021-002	6517 SANTA FE AVE	Car Wash (1980)		7976		3		\$86,035	\$143,392
6321-021-003	6523 SANTA FE AVE	2 Story Motel (1959)		6647		2		\$66,791	\$668,045
6321-021-004	N/A SANTA FE AVE	Vacant Lot		6647		2		\$73,519	\$73,519
6321-012-036	2409 CLARENDON AVE	5 Apartment Units (1920)		11935		0		\$157,565	\$371,312
TOTAL MEDIUM DENSITY OVERLAY				101899		31		\$2,419,486	\$4,069,551

HIGH DENSITY RESIDENTIAL SITES (R-H Zoning, Average Density 20 du/acre)

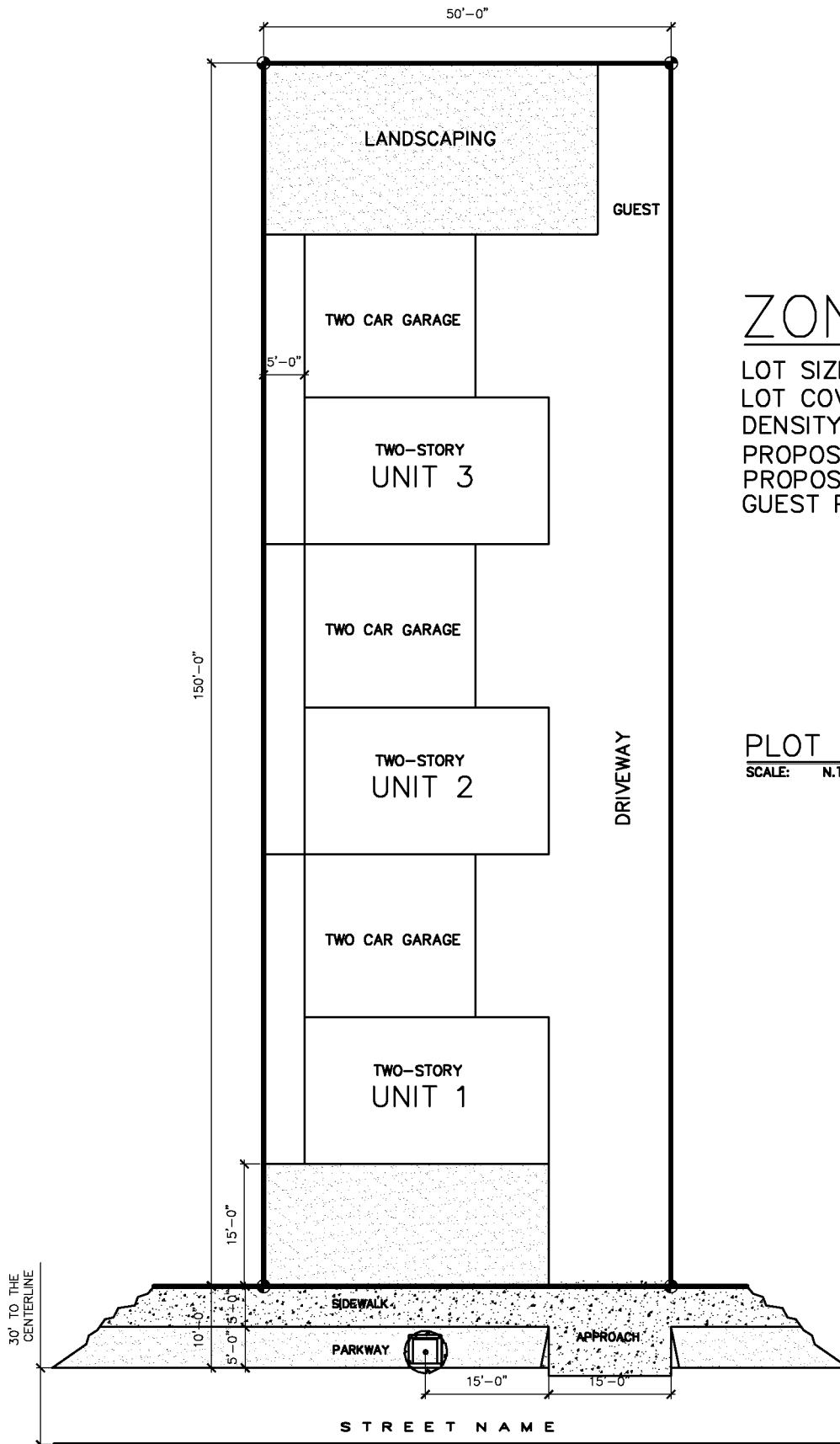
6318-029-010	N/A	Vacant Lot		6434		3	Single ownership - both parcels	\$6,934	\$6,934
6318-028-001	6100 CARMELITA AVE	Greenhouse, 11 units (1968)	Poor	74418		23		\$168,341	\$353,155
TOTAL HIGH DENSITY				80852		26		\$175,275	\$360,089

NEIGHBORHOOD COMMERCIAL SITES (N.C Zoning, Average Density 20 du/acre)

6214-009-020	3504 GRAND AVE	1 Story Store (1985)		5497		3		\$54,028	\$234,860
6214-009-020	7708 CALIFORNIA AVE	1 Residential Unit (1927)		5497		2		\$61,844	\$112,866
6214-009-022	7712 CALIFORNIA AVE	Store and Residence (1934)		5497		2		\$65,712	\$148,782
6213-018-025	7675 CALIFORNIA AVE	Store and Residence (1956)		4765		1		\$133,767	\$251,180
6214-012-001	7800 CALIFORNIA AVE	Auto Body		5759		3		\$130,808	\$251,891
6214-012-004	7810 CALIFORNIA AVE	1 Story Office (1943)		6747		3		\$79,364	\$281,785
6214-012-005	7816 CALIFORNIA AVE	1 Story Office (1956)		5397		2		\$58,753	\$123,689
6214-012-006	7822 CALIFORNIA AVE	1 Residential Unit (1920)		6486		2		\$112,468	\$156,571
6214-016-020	7852 CALIFORNIA AVE	Store and Residence (1952)		6364		2		\$110,263	\$237,064
6213-030-019	7909 CALIFORNIA AVE	1 Story Store (1950)		4757		2		\$120,447	\$585,468
6213-030-020	7913 CALIFORNIA AVE	Store and Residence (1941)		6037		2		\$96,991	\$219,766
6213-030-021	7919 CALIFORNIA AVE	3 Residential Units (1936)		5397		0		\$163,019	\$309,859
6213-030-022	3477 CUDAHY ST	4 Residential Units (1926)		5650		1		\$21,941	\$77,007
6213-012-021	3480 LIVE OAK	Office Building		6900		3		\$77,020	\$304,369

APPENDIX C

SITE PLANS FOR PROTOTYPICAL R-M AND R-H DEVELOPMENTS



ZONE: R-M

LOT SIZE = 7,500SQ.FT.

LOT COVERAGE = 2,850 SQ.FT.

DENSITY: 17.4 UNITS/ACRE

PROPOSED UNITS: 3

PROPOSED GARAGES: 3

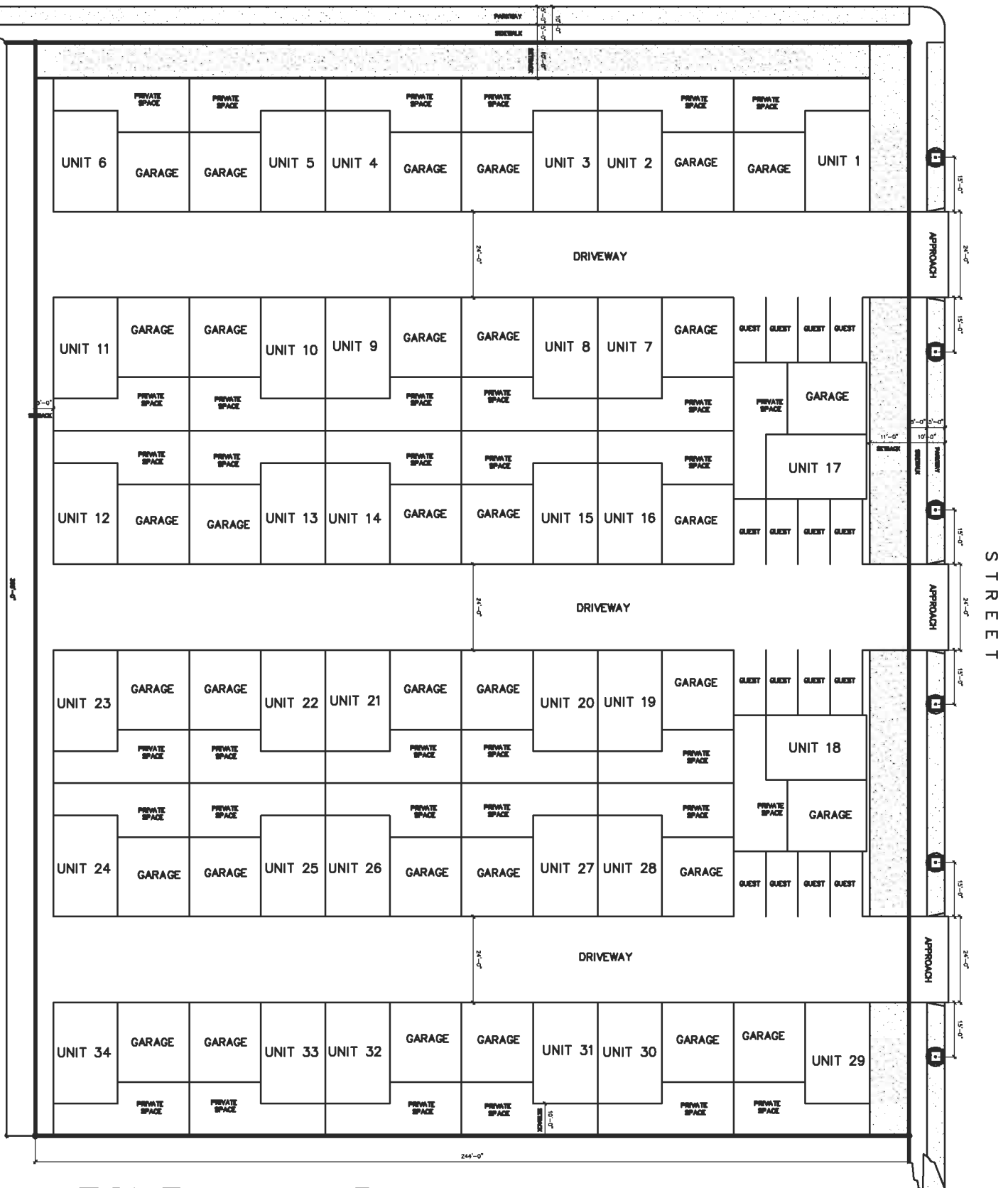
GUEST PARKING: 1

PLOT PLAN

SCALE: N.T.S.



STREET



ZONE: R-H

LOT SIZE: 74,418 SQ.FT.

LOT COVERAGE : 32,300 SQ.FT.

PRIVATE OPEN SPACE: 15,708 SQ.FT.

DENSITY: 20 UNITS/ACRE

PROPOSED TWO-STORY UNITS: 34

PROPOSED TWO-CAR GARAGES: 34

GUEST PARKING: 16

PLOT PLAN

SCALE: N.T.S.